



**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**425.587-3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)**

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## **MEMORANDUM**

**To:** Design Review Board

**From:** Tony Leavitt, Senior Planner

**Date:** October 29, 2018

**File No.:** DRV18-00493

**Subject:** **ROSE HILL MIXED USE PROJECT CONCEPTUAL MASTER PLAN AND PROJECT DESIGN RESPONSE CONFERENCE**

### **I. MEETING GOALS**

At the November 5, 2018 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference from October 15<sup>th</sup> to review the Conceptual Master Plan and project design and determine if the project is consistent with the design guidelines contained in Design Guidelines for Rose Hill Business District, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

The October 15<sup>th</sup> meeting was continued to November 5<sup>th</sup> due to a lack of a quorum. At the September 5<sup>th</sup> Meeting, the DRB was accepting of the concept development, overall massing, façade creation and public spaces, but the Board requested that the applicant address the following items:

- The upper level treatment of Building D along NE 85<sup>th</sup> Street façade.
- Treatment of Building D façade near the U-Haul site.
- Larger scale elevations of each building to help with building by building review.
- Generic material details and treatments for each building.
- Additional parapet and roofline modulation.
- Onsite light study for courtyard and open space areas.
- Planter wall details and design for entry terrace.
- Design of loading dock along 122<sup>nd</sup> Avenue NE.
- Incorporate impacts of the U-Haul easement on the frontage and building design.

The applicant has submitted revised plans to address these items (see Attachment 2).

Additionally the Board and the applicant agreed on a phased review of the project. The first meeting focused on the concept development, overall massing, façade creation and public spaces. The first part of the November 5<sup>th</sup> Meeting will focus on detailed elevations and articulations, basic building materials, landscape plans and exterior lighting. The second part of the meeting with focus on building façade detailing, exterior colors, plant selection, public seating areas, exterior lighting and rooftop amenities. The applicant has outlined the meeting goals on Page 3 of Attachment 2.

Due to the fact that the review of the projects under the State Environmental Policy Act (SEPA) is not complete, the Design Response Conference will need to be continued to a future meeting date.

## **II. PROPOSAL**

The subject property is located at 12040 NE 85<sup>th</sup> Street (see Attachment 1). The applicant is proposing redevelopment of an existing commercial site with a new mixed use development. The project will provide over 200,000 square feet of neighborhood retail. Above the retail and underground parking structure, there will be a total of four 5-level residential buildings totaling approximately 740 residential units with 10% being designated as affordable housing.

## **III. SITE**

The subject property is zoned RH (Rose Hill Business District) 3 and currently contains a large commercial building with multiple tenants including a Petco retail store, an Outback Steakhouse restaurant building, a Kirkland Autoworks building, large surface parking lot and a small parking lot used by Costco. The ownership does not include the U-Haul parcel.

The existing parking lot and building pad are relatively flat with a significant upward grade elevation along NE 85<sup>th</sup> Street and from 120<sup>th</sup> Avenue NE to the site.

The property has street frontage along NE 85<sup>th</sup> Street, 120<sup>th</sup> Avenue NE and 122<sup>nd</sup> Avenue NE.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

- North: LIT and RH 1B. Office Building and Costco Parking Lot. Maximum height is 35 Feet.
- East: RH 5A. Retail shopping center and single family residential use. Maximum height is 35 Feet, except hotels can go to 54' on properties abutting an LIT zone.
- West: RH 1A. Costco and Office Building. Maximum height is 35 feet.
- South: RH 3. Multiple retail and restaurant uses. Maximum height is 35 feet.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

## **IV. CONCEPTUAL DESIGN CONFERENCE**

A Conceptual Design Conference was held on June 5, 2017. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

## **V. DESIGN RESPONSE CONFERENCE**

The Design Review Board reviews projects for consistency with design guidelines for the Rose Hill Business District, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the Design Guidelines for Rose Hill Business District, the following information summarizes key guidelines that apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

### **A. Pedestrian-Oriented Design Guidelines**

#### **1. General**

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Design Standards for Master Plans in the RH 3 zone (see Section V.A.2 below)
- Building Location and Orientation
- Pedestrian Friendly Building Facades
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, Amenities and Plazas
- Blank Wall Treatment
- Residential Open Space
- Parking Lots, Parking Garages and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

See the adopted Design Guidelines for Rose Hill Business District for complete text and explanations.

#### **2. Conceptual Master Plan**

- a. KZC Section 142.35.9 states that The Design Review Board shall consider a Conceptual Master Plan (CMP) in the RH 3 zone within the NE 85th Street Subarea. The CMP shall incorporate the design considerations for the RH 3 zone set forth in the Design Guidelines for the Rose Hill Business District.
- b. KZC Section 53.34.010 requires that the required setback yards, landscape buffers and required parking spaces be established as part of the Conceptual Master Plan review process.
- c. *Staff Analysis: At the September 5<sup>th</sup> Meeting, the DRB provided direction on these development standards. They were accepting of the preliminary setbacks and landscape buffers that the applicant provided. They were also accepting of the applicant's massing plan along NE 85<sup>th</sup> Street as the Building D transitions from the NE 85<sup>th</sup> Street height limit to the overall site height limit.*

### 3. Special Considerations for the RH3 Zone

- a. In addition to the standard guidelines contained in the Design Guidelines for Rose Hill Business District, the following design considerations apply to the RH 3 Zone:
  - The RH 3 zone should be master-planned to provide coordinated development. For example, Rose Hill Shopping Center could be redeveloped into vibrant mixed-use village, combining local and destination-oriented retail uses with office and residential uses. The Master Plan should be pedestrian oriented and incorporate design standards such as:
  - Buildings and retail storefronts oriented to internal pedestrian and vehicular routes and to surrounding streets with clearly identifiable building and pedestrian access points and entryways to adjacent streets and internal pedestrian pathways.
  - Isolated building pads should be minimized.
  - Design techniques to prevent the dominance of large single occupant structures, such as use of: smaller building footprints, multiple tenant spaces on each floor of a structure abutting a street, stepping back of upper stories along NE 85th Street and corner building treatments at 120th Avenue NE and 122nd Avenue intersections.
  - Incorporate useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches.
  - Use landscaping to emphasize entries into buildings, pedestrian areas, and pedestrian routes to enhance public spaces, parking areas, and to screen blank walls and service areas.
  - Placement of loading and service areas shall be located away from NE 85th Street and pedestrian areas.
- b. *Staff Analysis: The applicant has submitted revised plans for review (see Attachment 2). The DRB should provide direction on compliance with the Design Considerations for Master Plans in the RH 3 zone.*

## **B. Compliance with Design Guidelines**

### **1. Scale**

#### a. DRB Discussion

At the September 5<sup>th</sup> Meeting, the DRB was accepting of the concept development, overall massing, and façade creation, but the Board requested that the applicant address the following items:

- The upper level treatment of Building D along NE 85th Street façade.
- Treatment of Building D façade near the U-Haul site.
- Larger scale elevations of each building to help with building by building review.

The Board also discussed the transition from the

#### b. Supporting Design Guidelines

The Design Guidelines for Rose Hill Business District contain the following policy statements that address the use of these techniques:



- Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage.
- Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials (see the following examples).
- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.
- Configure buildings to create focal points especially on larger sites.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas. The following treatments mitigate the negative effects of blank walls (in order of preference):
  - a. Configure buildings and uses to minimize blank walls exposed to public view.
  - b. Provide a planting bed with plant material to screen most of the wall.
  - c. Install trellises with climbing vines or plant materials to cover the surface of the wall. For long walls, a trellis or trellises should be combined with other design treatments to avoid monotony.
  - d. Provide artwork on the wall surface.
  - e. Provide architectural techniques that add visual interest at a pedestrian scale. This could include a combination of horizontal building modulation, change in building materials and/or color, and use of decorative building materials.
  - f. Other treatments may be proposed that meet the intent of the guidelines.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.
- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Encourage a variety of horizontal building modulation techniques to reduce the architectural scale of the building and add visual interest.
- Encourage a variety of roofline modulation techniques.
- Encourage a combination of architectural building elements that lend the building a human scale.
- Locate and orient buildings towards streets, plazas or common open spaces, and major internal pathways.
- Configure buildings to create focal points especially on larger sites.

- Configure development to provide opportunities for coordinated pedestrian and vehicular access. Configure internal access roads to look and function like public streets. This is most applicable larger sites, such as those in the Regional Center, where an internal vehicular circulation system is critical to access interior portions of the sites. The most desirable configuration would include on-street parking, street trees, and sidewalks on both sides of the roadway.
- Mitigate the intrusive qualities of parking garages. Along streets, pedestrian pathways, and in pedestrian areas, ground-level commercial uses should be incorporated into parking structures. Extensive landscaping should be used to screen the parking garage near residential areas and in high visibility locations.
- Design and site parking garage entries to complement, not subordinate the pedestrian entry. If possible, locate the parking entry away from the primary street, to either the side or rear of the building.
- Locate parking structure service and storage functions away from the street edge and generally not visible from the street or sidewalks.
- Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of building-mounted light fixtures to give visual variety from one facade to the next.

c. Staff Analysis

*As requested by the DRB, the applicant has provided detailed plans for review (see Attachment 2). The plans from the September 5<sup>th</sup> meeting are also included (see Attachment 3).*

*The DRB should provide input on the following items:*

- *Do the buildings provide enough horizontal and/or vertical modulation when viewed from key vantages?*
- *Is the NE 85<sup>th</sup> Street/ 122<sup>nd</sup> Avenue street corner adequately treated including the building and plaza?*
- *Are the buildings activating the street frontages?*
- *Does the proposed internal access road and pedestrian network work?*

**2. Open Space and Landscaping**

a. DRB Discussion

At the September 5<sup>th</sup> Meeting, the DRB did not spend a lot of time on the landscape plans, but did have the following submittal requests regarding open space and landscaping:

- Onsite light study for courtyard and open space areas.
- Planter wall details and design for entry terrace.
- Design of loading dock along 122nd Avenue NE.
- Incorporate impacts of the U-Haul easement on the frontage and building design.

b. Supporting Design Guidelines

The Design Guidelines and Zoning Regulations contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- Encourage special landscaping elements on all street corners in the Rose Hill Business District. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.
- Provide landscaping elements that add color and seasonal interest. This can include trees, planting beds, potted plants, trellises, and hanging plants.
- Provide landscaping between the sidewalk and building or parking lot to provide visual relief and enhance the pedestrian experience along the corridor. Such landscaping should include a combination of ground cover, shrubs, and trees and be trimmed to maintain visibility into the site and buildings.
- Consider the purpose and context of the proposed landscaping. The pedestrian/auto oriented landscape requires strong plantings of a structural nature to act as buffers or screens. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults while not blocking views of the business or signage.
- Provide pedestrian amenities along all sidewalks, interior pathways, and within plazas and other open spaces.
- Design all buildings abutting a public sidewalk or major internal pathways to provide direct pedestrian access to the sidewalk or pathway.
- Provide pedestrian plazas in conjunction with nonresidential uses.
- Position plazas in visible locations on major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
- Incorporate plenty of benches, steps, and ledges for seating. A combination of permanent and moveable seating is encouraged. Seating areas should be provided with views of amenities, landscaping elements, or people watching.
- Provide private open space for multi-family residential units.

c. Staff Analysis

*The DRB should review the landscape treatment around the buildings, within the entry terrace and pedestrian court, and on the building terraces. Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.*

*The DRB should provide input on the following items:*

- *What changes, if any, are needed to the open space plans?*

- *Are there other opportunities for landscaping?*

### **3. Building Materials, Color, and Details**

#### **a. DRB Discussion**

This topic was not discussed in detail at the September 5<sup>th</sup> Meeting. The Board did ask the applicant to provide the following at the October 15<sup>th</sup> meeting:

- Generic material details and treatments for each building.
- Additional parapet and roofline modulation.

#### **b. Supporting Design Guidelines**

The Design Guidelines contain the following policy statements that address the use of these technique:

- Encourage the integration of ornament and applied art with the structures and the site environment. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament and applied art can be used to emphasize the edges and transition between public and private space, and between walls to ground, roof to sky, and architectural features to adjacent elements. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured banding, changing of materials, or lighting.
- Utilize a variety of quality building materials such as brick, stone, timber, and metal, to add visual interest to the buildings and reduce their perceived scale. Masonry or other durable materials should be used near the ground level.
- Limit the use of concrete block, metal siding, and stucco or similar materials including Exterior Insulation and Finish System (EIFS) on all visible building facades from the street and pedestrian routes and near primary entrances. Such materials should be trimmed properly and used in conjunction with other preferred materials. EIFS should be sheltered from extreme weather by roof overhangs or other methods.
- The use of a range of colors compatible within a coordinated color scheme should be encouraged.

#### **c. Staff Analysis**

*The applicant was directed to incorporate generic material details in the revised plans, with refinement of materials being reviewed at a future conference. The DRB should provide feedback to the applicant regarding the proposed generic materials and colors.*

## VI. **KEY ZONING REGULATIONS**

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in RH 3 (see Attachment 5) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

A. Design Review Process: Requires approval of a Conceptual Master Plan that incorporates the design considerations for the RH 3 zone set forth in the Design Guidelines for the Rose Hill Business District.

B. Permitted Uses:

- Commercial, office, and residential (stacked dwelling units) are allowed in this zone.
- At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.
- Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.

*Staff Comment: The proposed uses within the development comply with these requirements.*

C. Height:

- A maximum height of 45 feet above the midpoint of the frontage of the subject property along NE 85th Street to a maximum of 67 feet along the northern property line.
- The ground floor of all structures on the subject property shall be a minimum of 15 feet in height.

*Staff Comment: The applicant's plans will need to show compliance with the applicable height limit. The applicant is pursuing a code amendment that would increase the maximum height from 67 feet to 75 feet to allow decorative parapets, rooftop amenity spaces, railings and landscape planters.*

*The Board discussed the proposed transition along NE 85<sup>th</sup> Street from the 45 foot height limit to 67 feet. They were accepting of the applicant's plans and directed to the applicant to proceed with massing plan.*

D. Lot Coverage: The maximum lot coverage for the site is 80 percent.

*Staff Comment: The applicant's plans will need to show compliance with the maximum lot coverage requirement. The applicant is pursuing a code amendment that would increase the maximum lot coverage from 80 percent to 100 percent.*

- E. Setbacks, Landscape Buffers and Parking: As established in the Conceptual Master Plan process.

*Staff Comment: The DRB should review the proposed setbacks and landscape buffers. Staff will provide direction on the required parking spaces after review Traffic Impact Analysis and Parking Study has been completed.*

- F. Affordable Housing Requirements: The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

*Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's Affordable Housing Regulations. The review will occur as part of the building permit.*

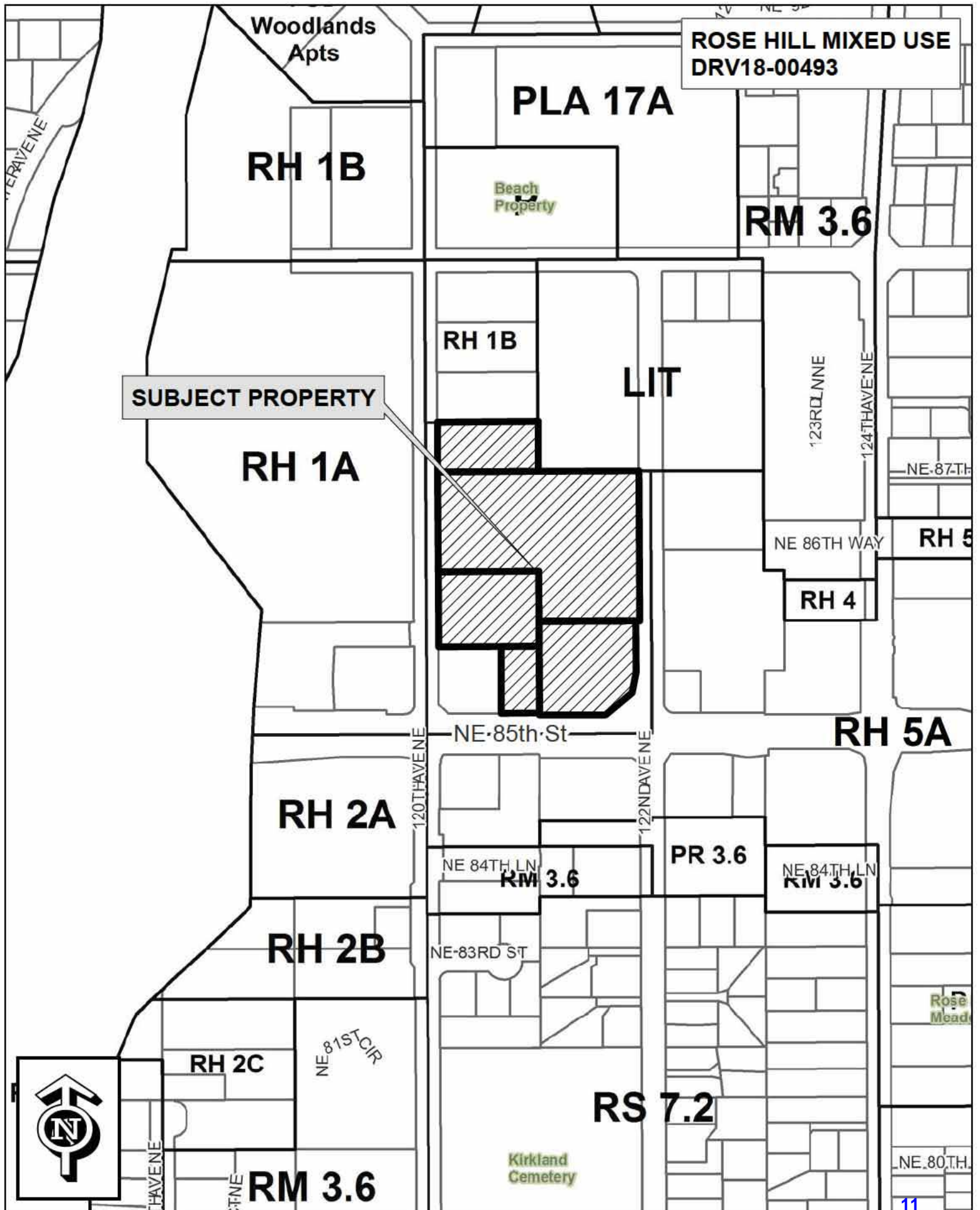
## **VII. PUBLIC COMMENT**

Prior to the finalization and distribution of this staff memo, no public comments were received.

## **VIII. ATTACHMENTS**

1. Vicinity Map
2. Applicant's Plan Submittal for October 15<sup>th</sup> Meeting
3. Applicant's Plan Submittal for September 5<sup>th</sup> Meeting
4. Development Standards
5. RH3 Use Zone Chart









# Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA

DRV18-00493  
ATTACHMENT 2







## **PROJECT TEAM**

**Developer - Madison Development Group, LLC**

**Architect - MG2**

David Hewitt  
Bill Fuller  
Steve Johnson  
Gabriel Reed

**Landscape Architect - Brumbaugh & Associates**

Kristen Lundquist

## **DESIGN REVIEW CONFERENCE GOALS**

### **DRC Meeting #1 - September 5, 2018**

- Concept Development
- Overall Massing
- Facade Creation
- Public Spaces

### **DRC Meeting #2 - October 15, 2018**

- Items to be Addressed from Meeting #1
  - Facade Treatment Along NE 85th St & U-Haul Site
  - Enlarged Building Elevations
  - Generic Exterior Materials
  - Parapet & Roof Modulation
  - Light & Shadow Studies
  - Planter Wall Design & Details
  - Loading Dock Design Along 122nd Ave NE
  - U-Haul Access Easement
- Facades & Building Materials
- Balcony & Canopy Designs
- Landscape Design
- Perimeter, Plaza, & Corner Terrace Design
- Preliminary Signage

### **Future DRC Meeting - TBD**

- Building Facade Detailing
- Final Exterior Colors
- Plant Selections
- Public Seating Areas
- Exterior Lighting & Fixtures
- Residential Roof Amenity Areas

## FLY-AROUND HIGH ANIMATION



CM CORRUGATED METAL SIDING



BR BRICK



CB CEMENT BOARD



SS STANDING SEAM



FP FLAT PANEL SIDING



NL METAL LOUVERS



CS CORTEN STEEL



SC STEEL CANOPY



WS WOOD SOFFIT



AC ARCHITECTURAL CONCRETE



BM BENT METAL



AS ALUMINUM STOREFRONT



AW ALUMINUM WINDOWS



VW VINYL WINDOWS



MB METAL BALCONIES







**1** SOUTH ELEVATION ALONG 85TH ST



**2** EAST ELEVATION ALONG 122ND AVE NE





### 3 NORTH ELEVATION ALONG FIRE ACCESS ROAD



### 4 WEST ELEVATION ALONG 85TH ST 120TH AVE NE

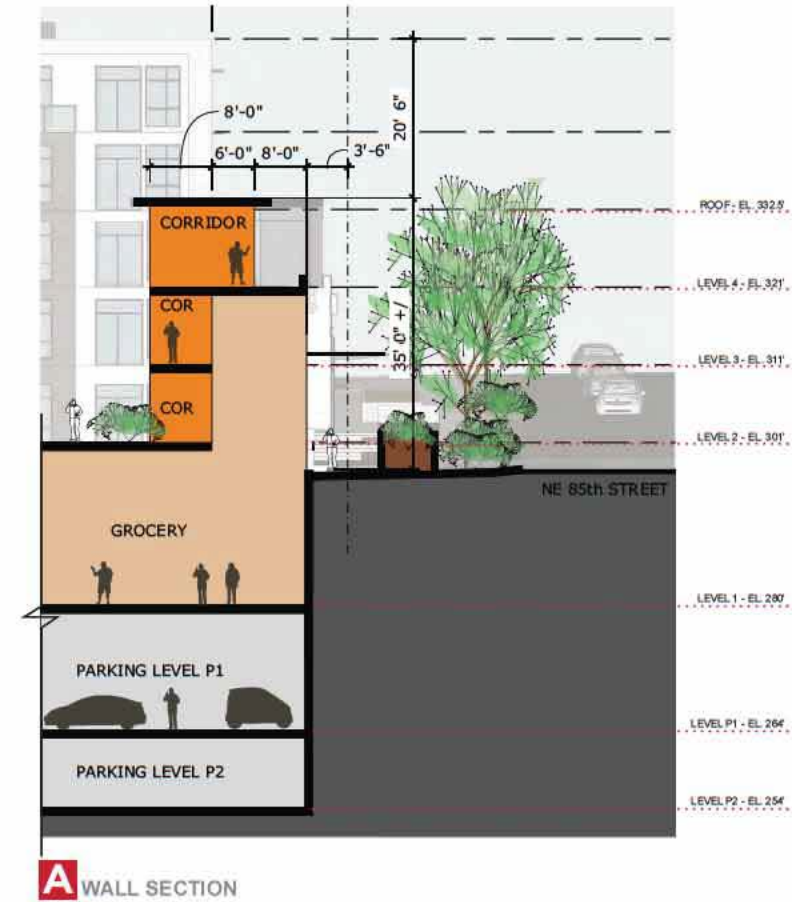




**1** BUILDING D - SW ELEVATION AT 85TH



**2** BUILDING D - SE ELEVATION AT 85TH



**MATERIAL KEY**

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

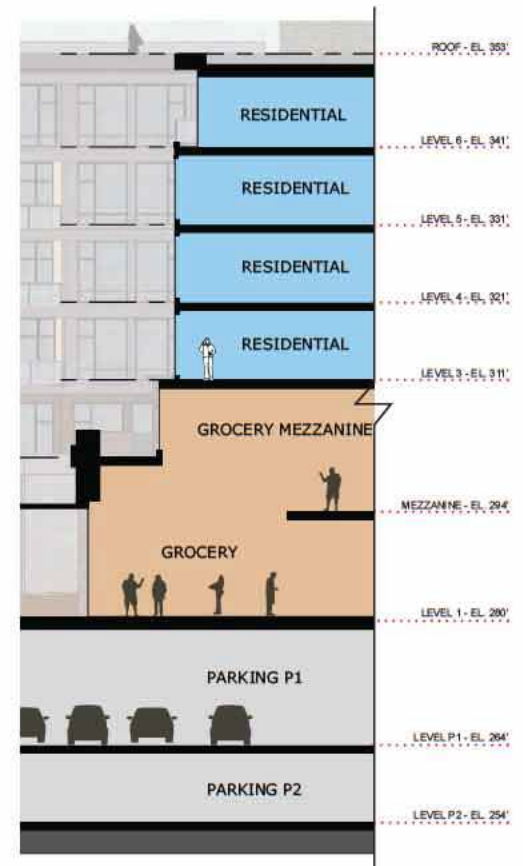
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**3** BUILDING D - NE ELEVATION AT PEDESTRIAN PLAZA



**4** BUILDING D - ELEVATIONS AT UPPER PLAZA



**C** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

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#### BUILDING D - PERSPECTIVE ELEVATIONS | 40

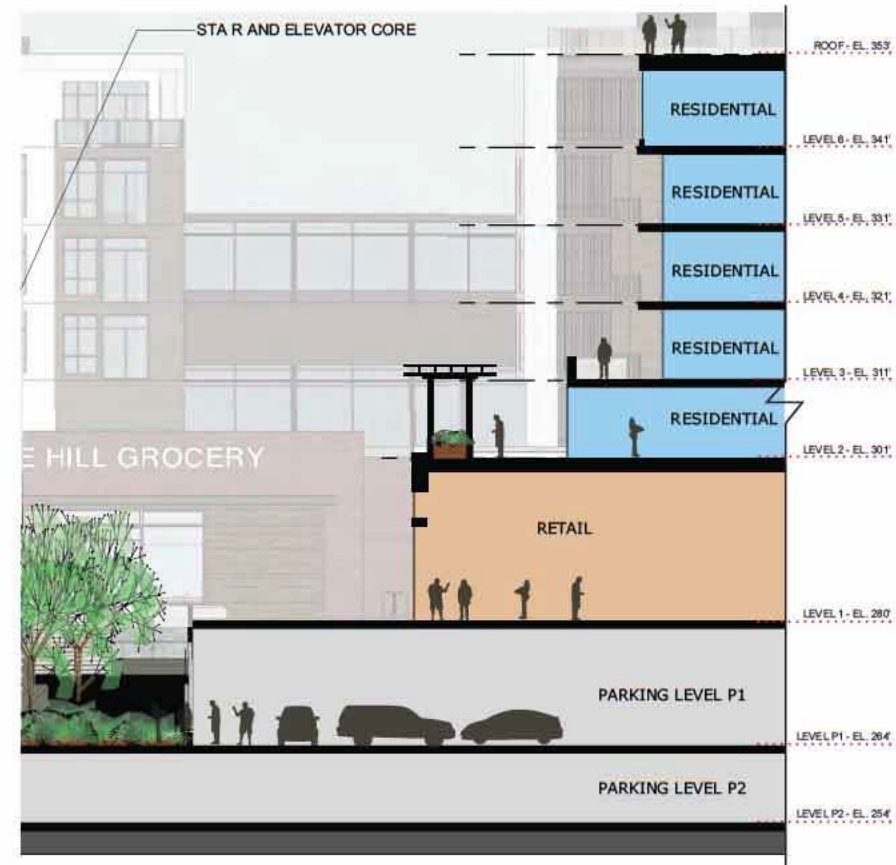
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018







**5** BUILDING D - EAST ELEVATION AT PEDESTRIAN PLAZA



**E** WALL SECTION

**MATERIAL KEY**

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

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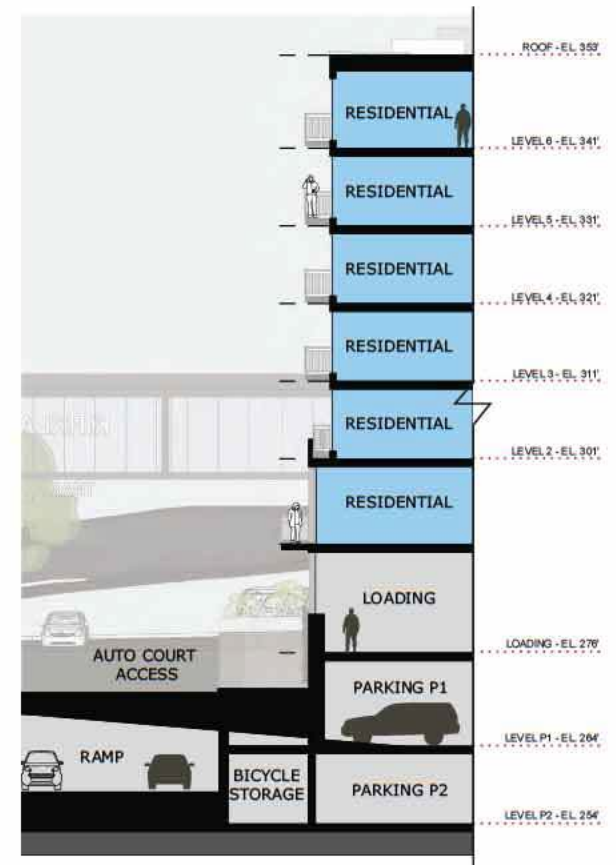


**BUILDING D - PERSPECTIVE ELEVATIONS | 41**  
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**6** BUILDING D - NORTH ELEVATION AT BRIDGE



**D** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

0 4' 8' 16'  
SCALE 1/16" = 1'-0" @ 11x17



BUILDING D - PERSPECTIVE ELEVATIONS | 42

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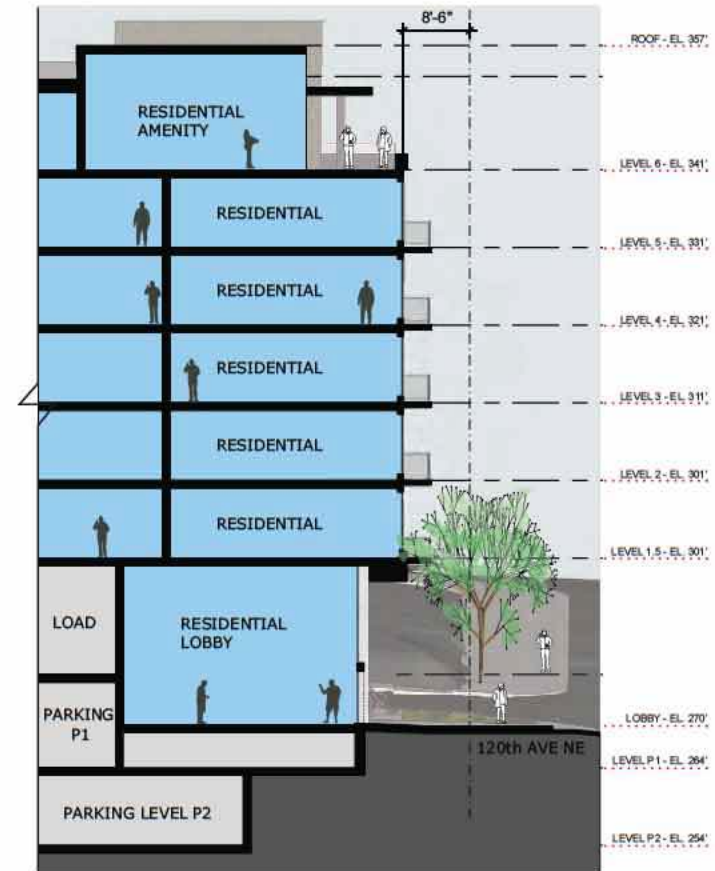




**7** BUILDING D - NW ELEVATION AT WEST AUTOCOURT ACCESS



**8** BUILDING D - SW ELEVATION AT U-HAUL



**F** WALL SECTION

**MATERIAL KEY**

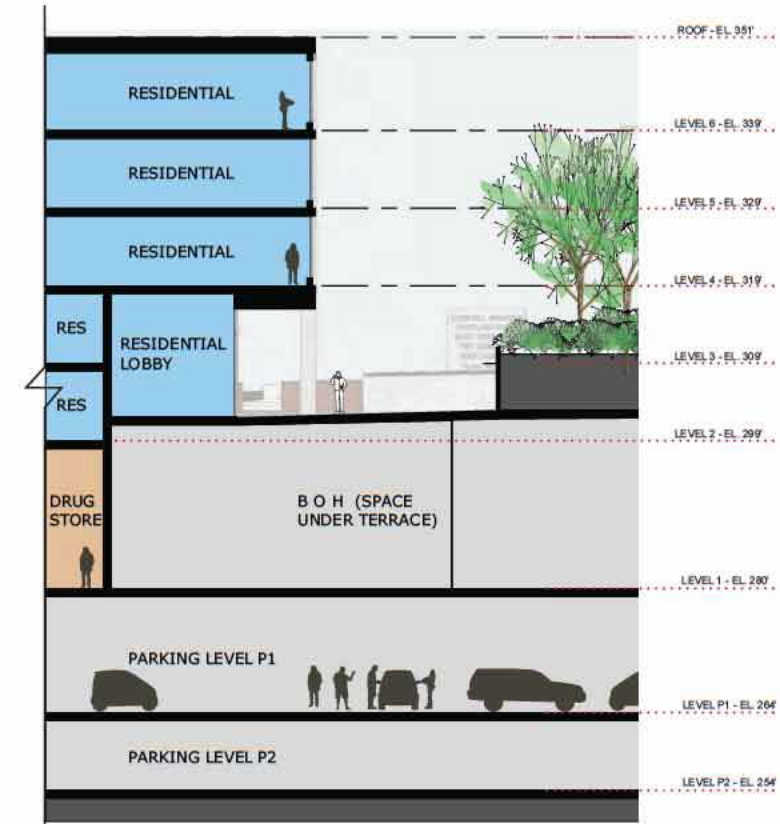
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AS ALUMINUM STOREFRONT	MB METAL BALCONIES
AW ALUMINUM WINDOWS	ML METAL LOUVERS
BM BENT METAL	SC STEEL CANOPIES
BR BRICK	SS STANDING SEAM
CB CEMENT BOARD	VW VINYL WINDOWS
CM CORRUGATED METAL	WS WOOD SOFFIT
CS CORTEN STEEL	



**1** BUILDING C - SW ELEVATION AT 85TH ST



**2** BUILDING C - SE ELEVATION AT 122ND AVE NE



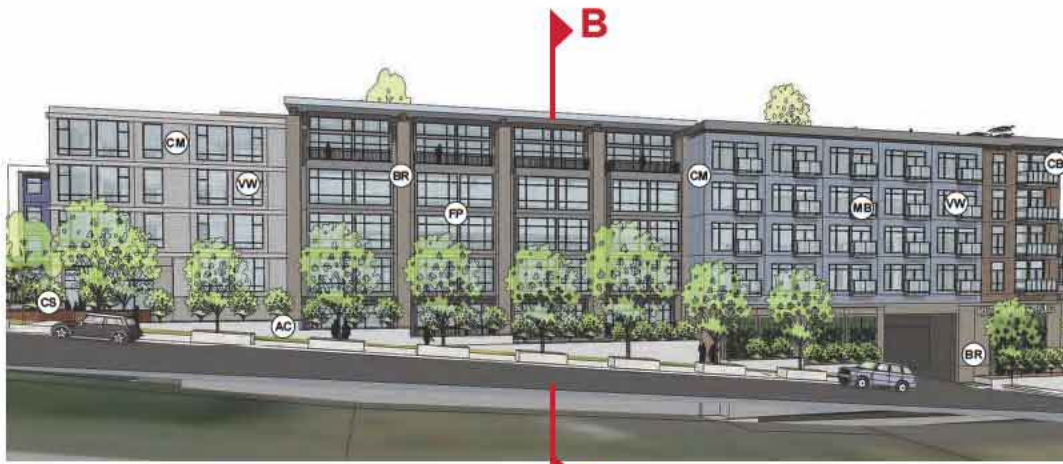
**A** WALL SECTION

**MATERIAL KEY**

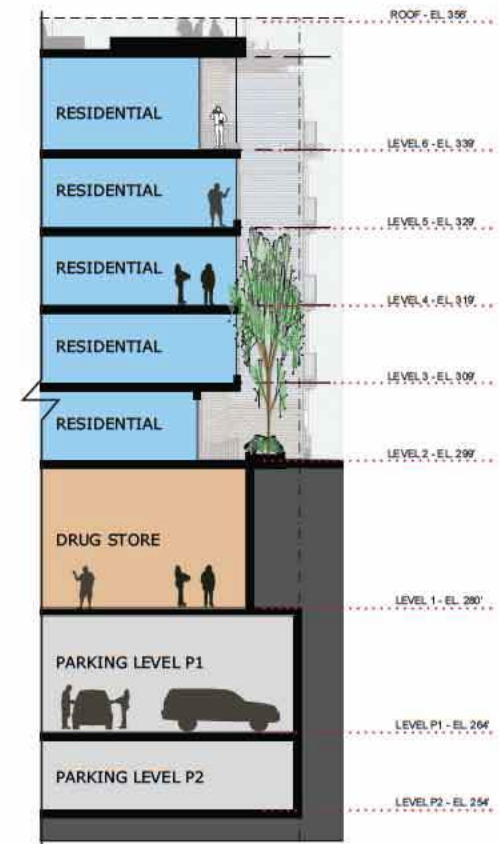
(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

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SCALE 1/16" = 1'-0" @ 11x17





**3** BUILDING C - EAST ELEVATION AT 122ND AVE NE



**B** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

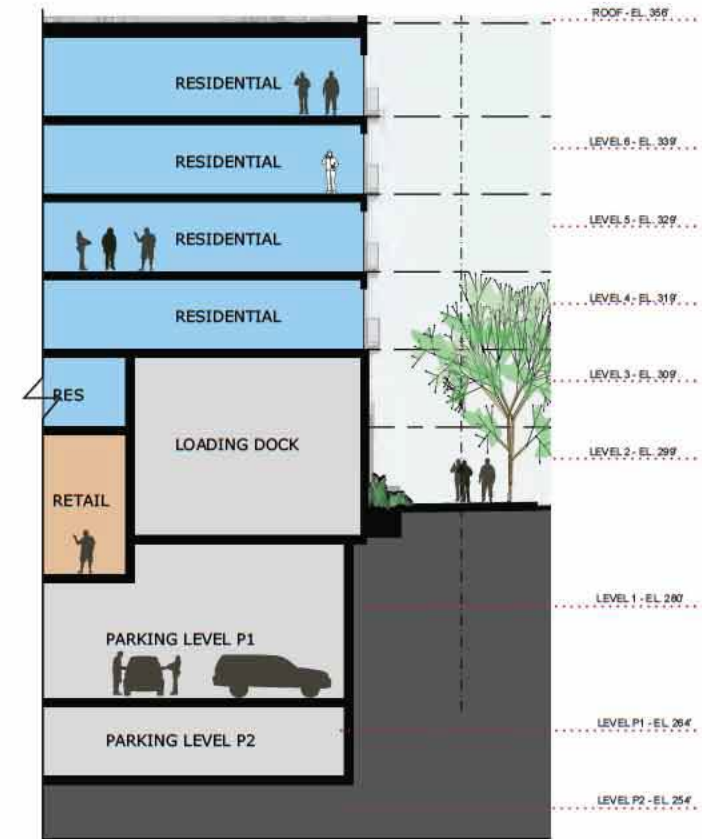
0 4' 8' 16'  
SCALE 1/16" = 1'-0" @ 11x17

3





**4** BUILDING C - NE ELEVATION AT BRIDGE



**C** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

0 4' 8' 16'  
SCALE 1/16" = 1'-0" @ 11x17



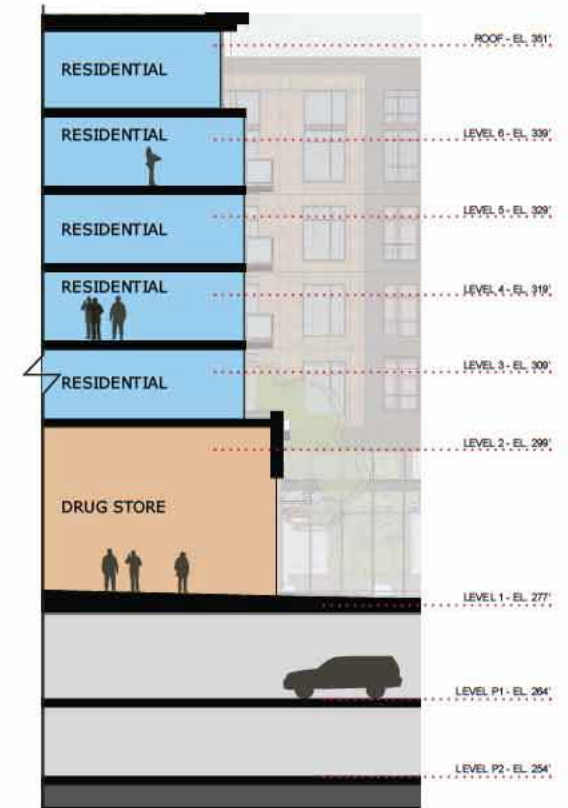
#### BUILDING C - PERSPECTIVE ELEVATIONS | 35

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**5** BUILDING C - NW ELEVATION AT AUTOCOURT



**D** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

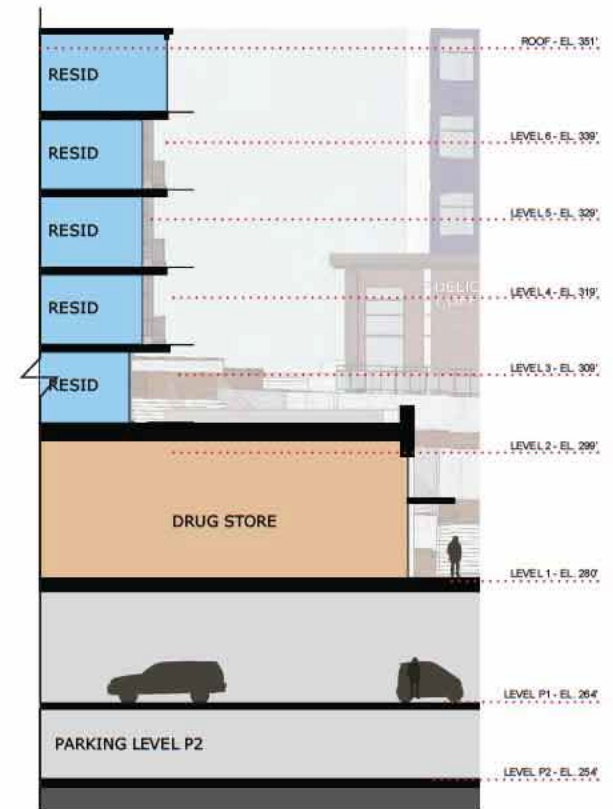


**BUILDING C - PERSPECTIVE ELEVATIONS | 36**  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**6** BUILDING C - WEST ELEVATION AT PEDESTRIAN PLAZA



**E** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

0 4' 8' 16'  
SCALE 1/16" = 1'-0" @ 11x17



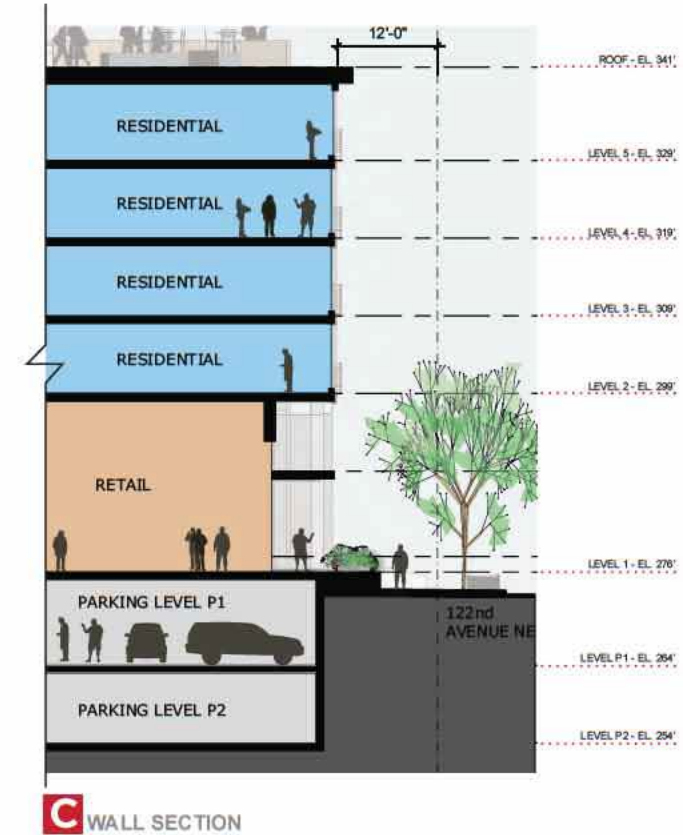




**3** BUILDING B - EAST ELEVATION AT 122ND AVE NE



**4** BUILDING B - NORTH ELEVATION AT NORTH ACCESS RD



#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

0 4' 8' 16'  
SCALE: 1/16" = 1'-0" @ 11x17

#### BUILDING B - PERSPECTIVE ELEVATIONS | 30

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

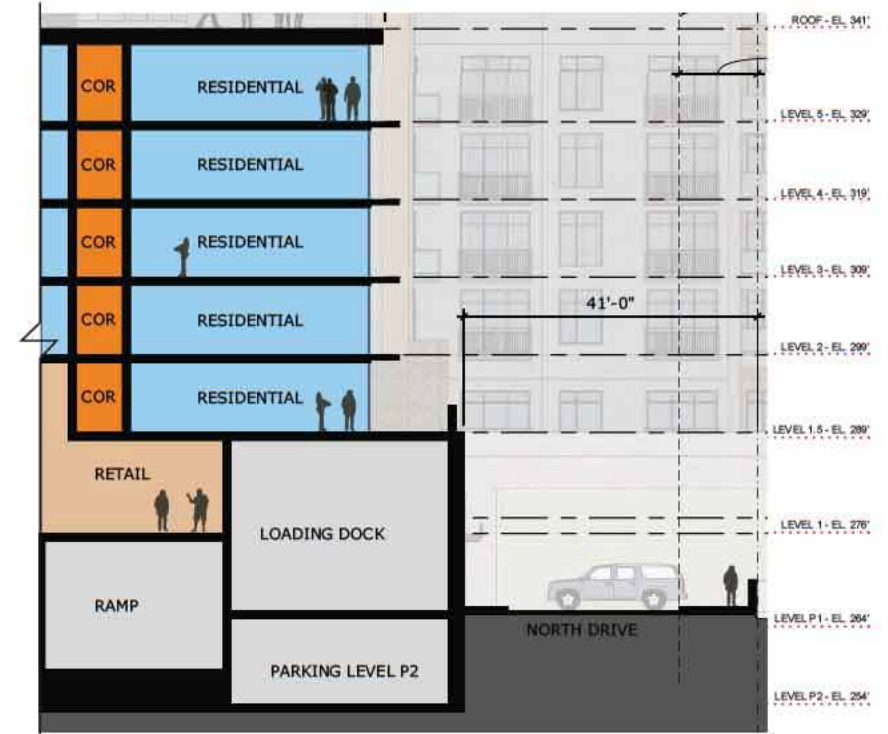




**5** BUILDING B - NW ELEVATION AT BRIDGE



**6** BUILDING B - WEST ELEVATION AT UPPER PLAZA



**D** WALL SECTION

**MATERIAL KEY**

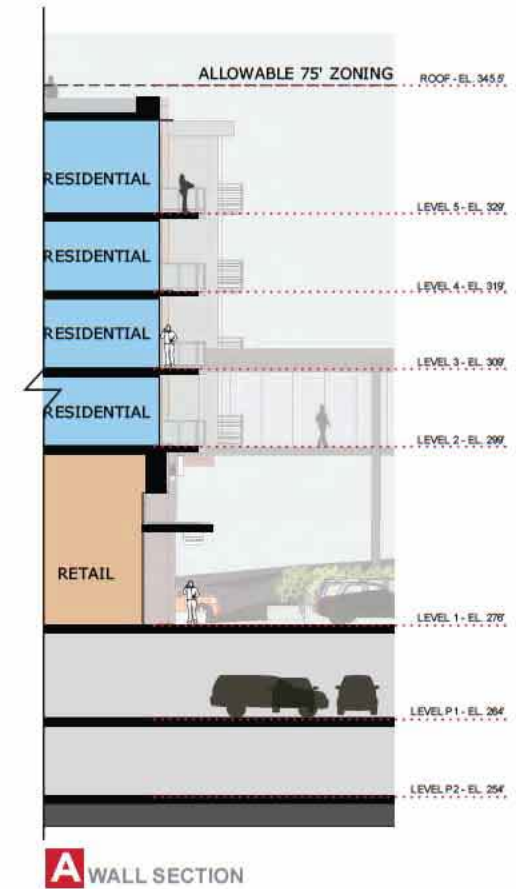
(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	







**1** BUILDING B - SOUTH ELEVATION AT AUTOCOURT



#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

0 4' 8' 16'  
SCALE: 1/16" = 1'-0" @ 11x17

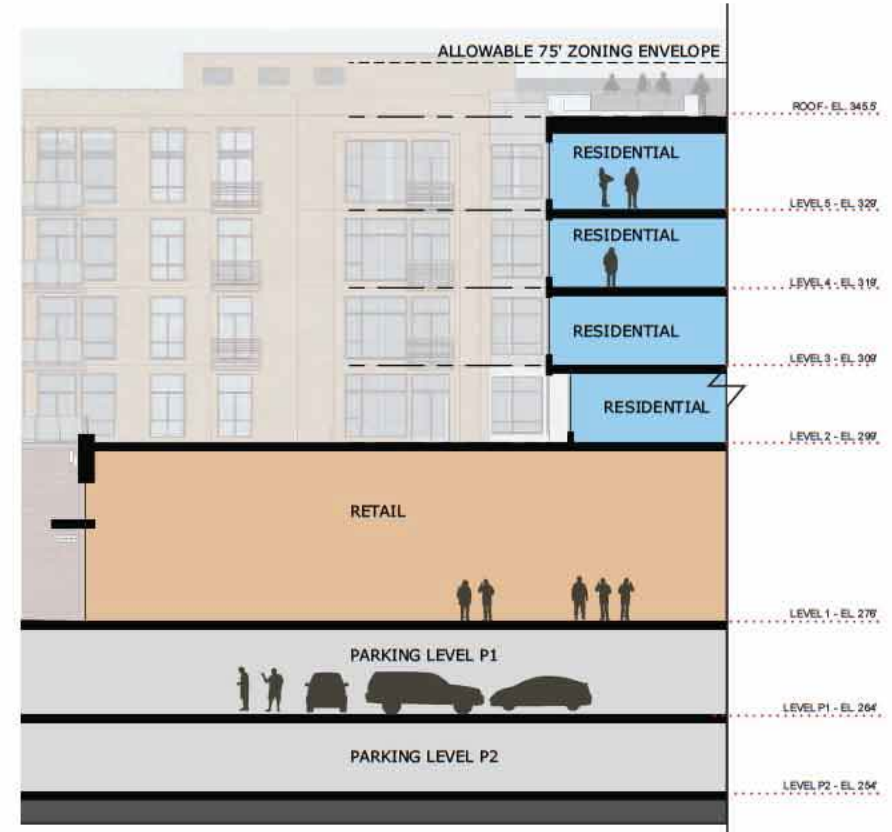


BUILDING B - PERSPECTIVE ELEVATIONS | 28  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

**MG2**



**2** BUILDING B - UPPER PLAZA ELEVATIONS



**B** WALL SECTION

**MATERIAL KEY**

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

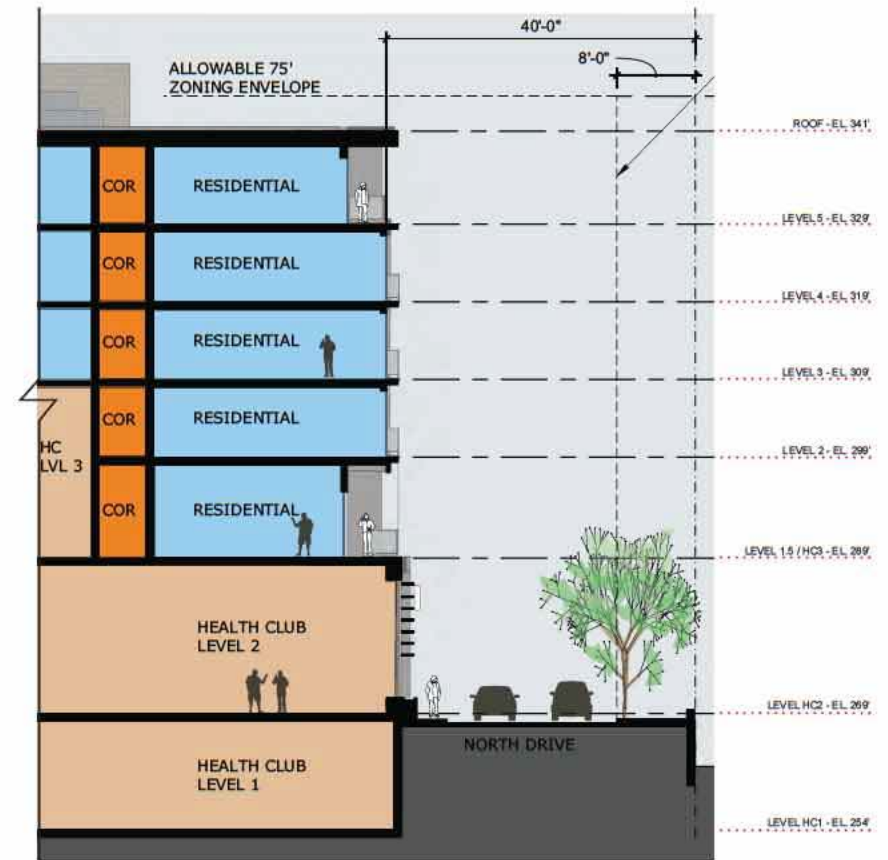
0 4' 8' 16'  
SCALE: 1/16" = 1'-0" @ 11x17

42





**7** BUILDING A - NORTH ELEVATION AT NORTH ACCESS RD.



**E** WALL SECTION

**MATERIAL KEY**

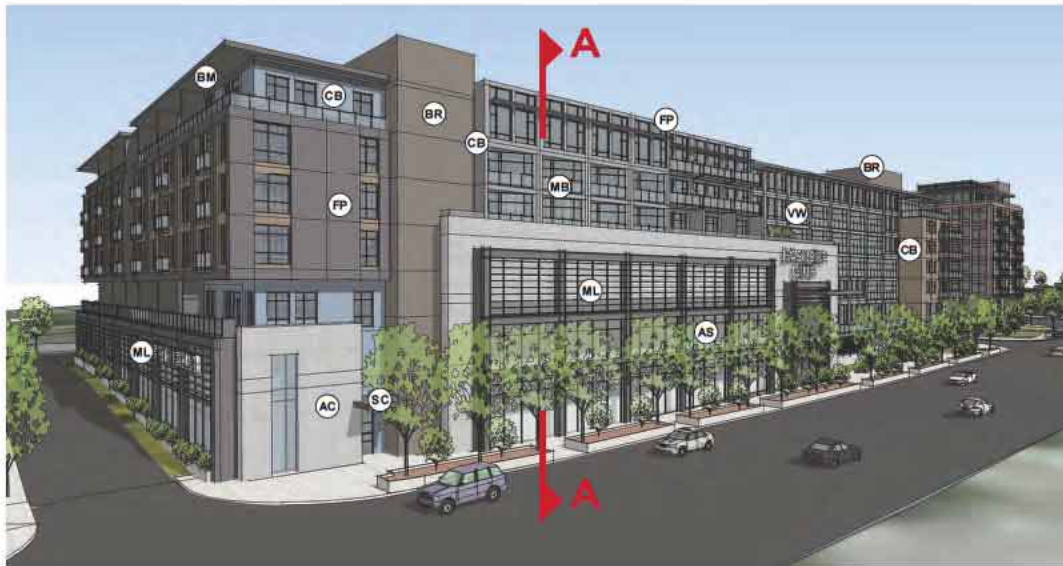
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(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

SCALE 1/16" = 1'-0" @ 11x17

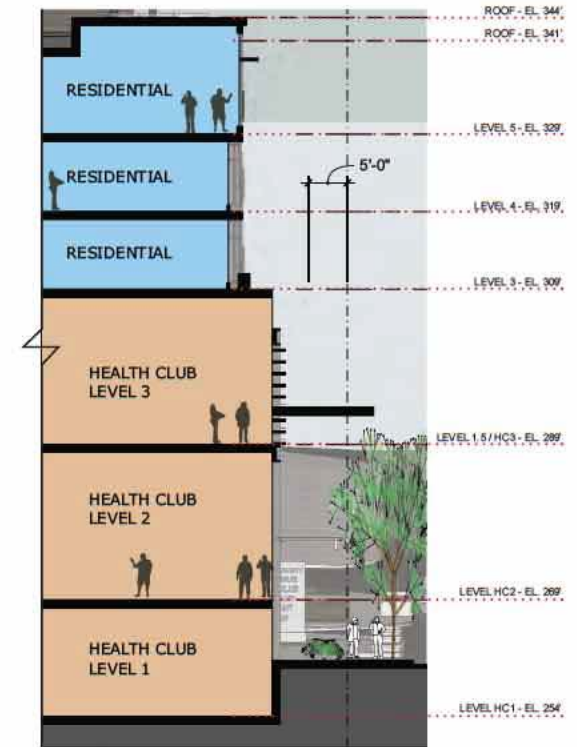


BUILDING A - PERSPECTIVE ELEVATIONS | 26  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**1** BUILDING A - NW ELEVATION AT 120TH AVE NE



**A** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

SCALE 1/16" = 1'-0" @ 11x17



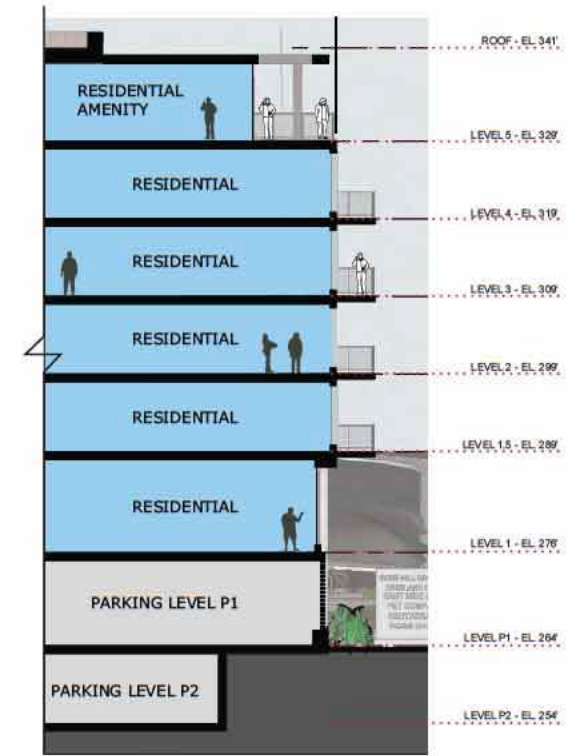
#### BUILDING A - PERSPECTIVE ELEVATIONS | 22

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**2** BUILDING A - SOUTH ELEVATION AT 120TH AVE NE



**B** WALL SECTION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	

SCALE 1/16" = 1'-0" @ 11x17



#### BUILDING A - PERSPECTIVE ELEVATIONS | 23

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018



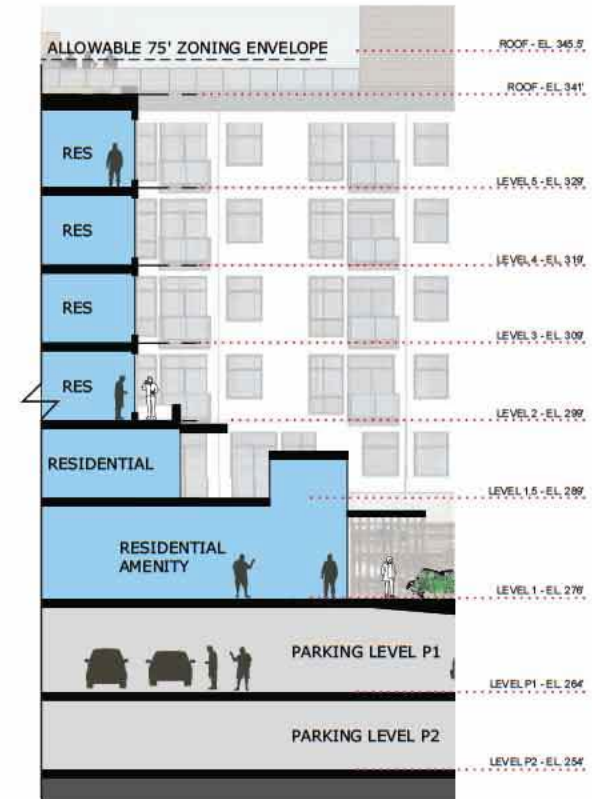




**3** BUILDING A - SOUTH ELEVATION AT WEST AUTOCOURT ACCESS RD.



**4** BUILDING A - UPPER PLAZA ELEVATIONS



**C** WALL SECTION

#### MATERIAL KEY

AC	ARCHITECTURAL CONCRETE	FP	FLAT PANEL SIDING
AS	ALUMINUM STOREFRONT	MB	METAL BALCONIES
AW	ALUMINUM WINDOWS	ML	METAL LOUVERS
BM	BENT METAL	SC	STEEL CANOPIES
BR	BRICK	SS	STANDING SEAM
CB	CEMENT BOARD	VW	VINYL WINDOWS
CM	CORRUGATED METAL	WS	WOOD SOFFIT
CS	CORTEN STEEL		

SCALE: 1/16" = 1'-0" @ 11x17

#### BUILDING A - PERSPECTIVE ELEVATIONS | 24

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

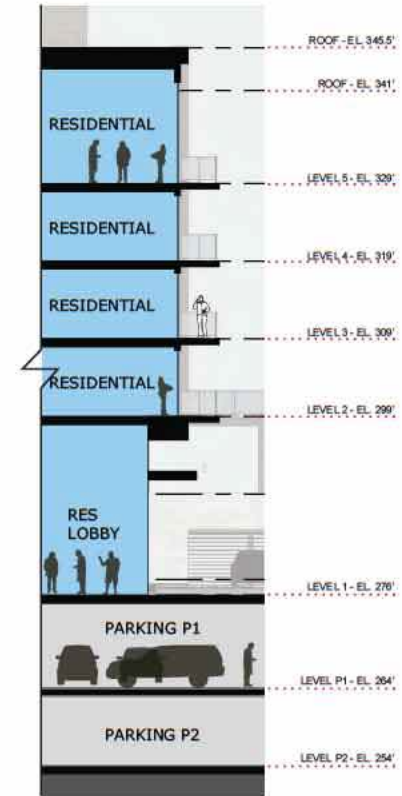




**5** BUILDING A - SE ELEVATION AT AUTOCOURT



**6** BUILDING A - EAST ELEVATION AT NORTH ACCESS RD.



**D** WALL SECTION

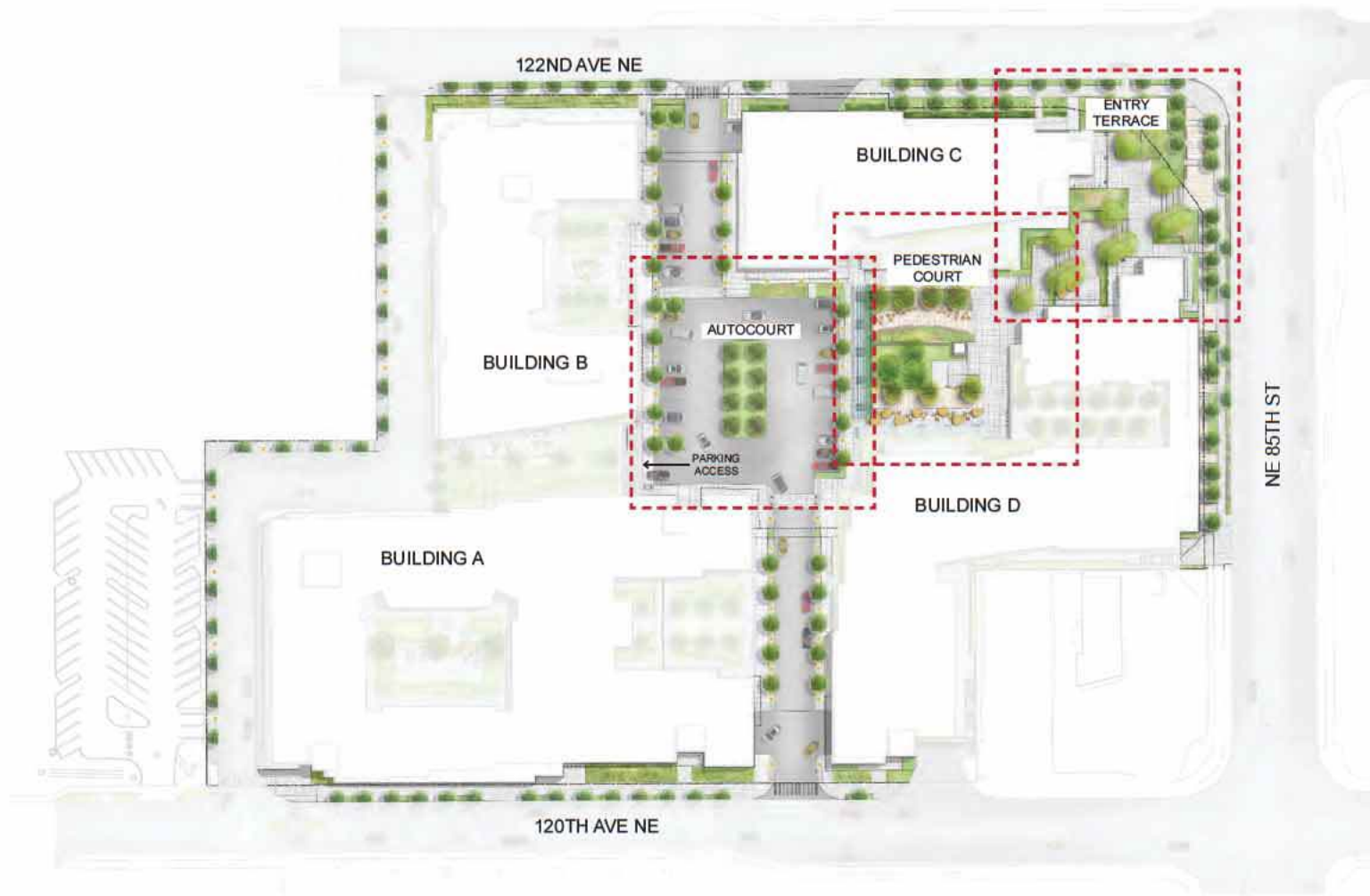
**MATERIAL KEY**

AC ARCHITECTURAL CONCRETE	FP FLAT PANEL SIDING
AS ALUMINUM STOREFRONT	MB METAL BALCONIES
AW ALUMINUM WINDOWS	ML METAL LOUVERS
BM BENT METAL	SC STEEL CANOPIES
BR BRICK	SS STANDING SEAM
CB CEMENT BOARD	VW VINYL WINDOWS
CM CORRUGATED METAL	WS WOOD SOFFIT
CS CORTEN STEEL	

SCALE 1/16" = 1'-0" @ 11x17











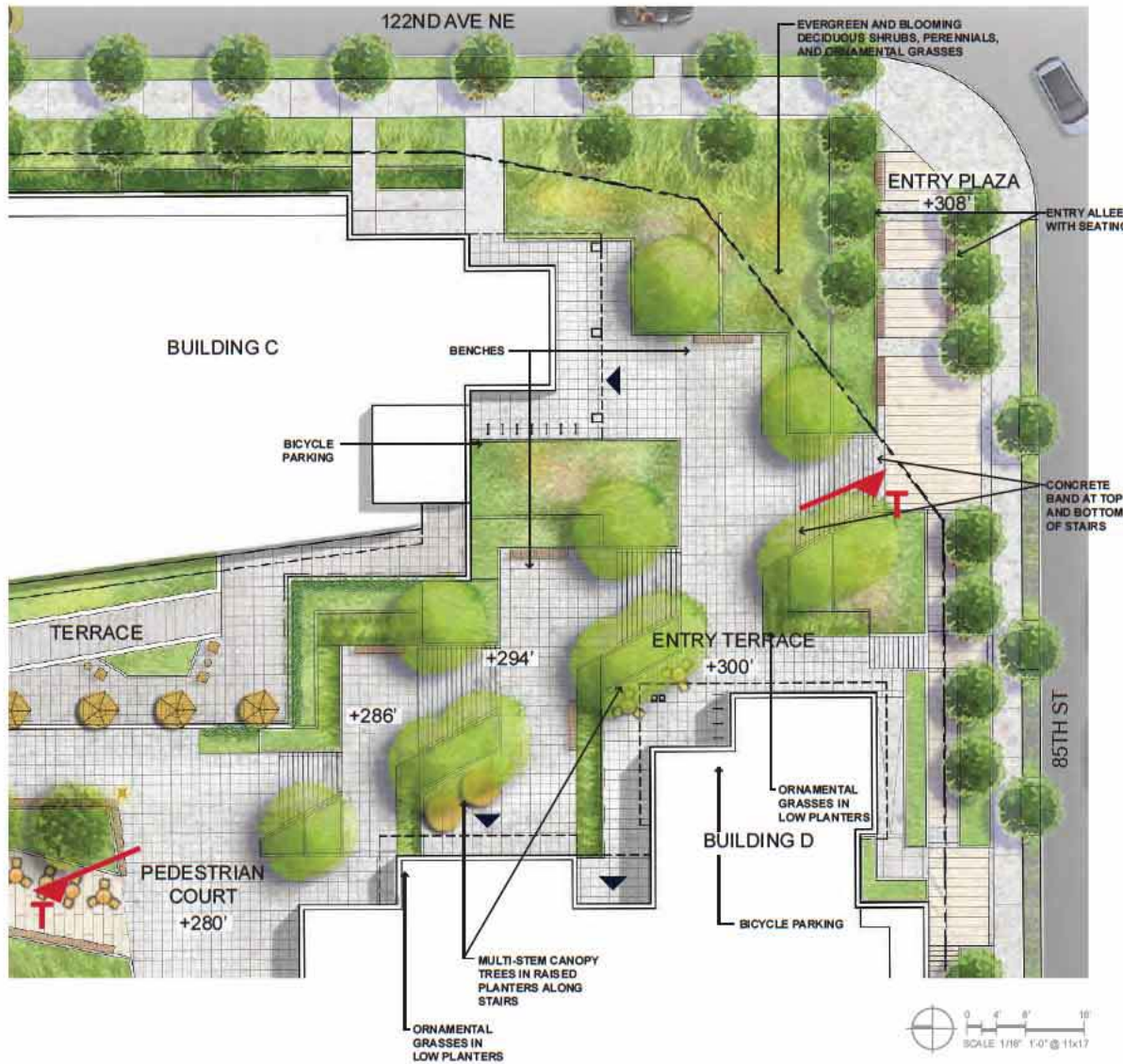
120TH - NORWAY MAPLE



122ND - SWEETGUM







**T** SECTION THROUGH ENTRY TERRACE

0 12 25 50  
SCALE: 1"=50'-0" @ 11x17



CANOPY TREES AT STAIRS



LOW PLANTER WALLS



PEDESTRIAN SCALE LIGHTING



SEATING AT PLAZA ENTRY











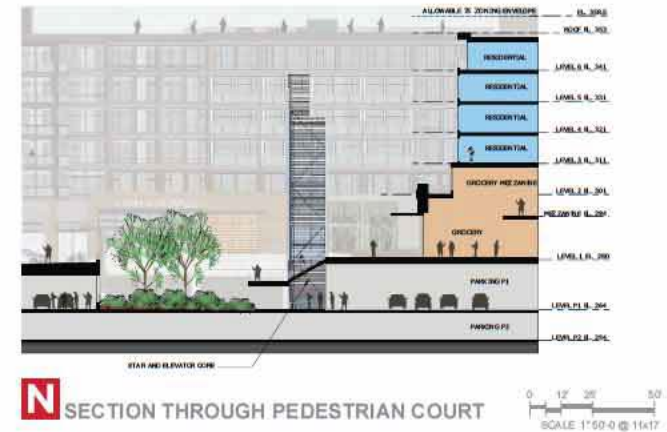
PLAZA TREE - ROBINIA FRISIA



ALLEE - SWEETGUM







TRELLIS



VERTICAL GREEN ELEMENTS



LINEAR SEATING



SIDEWALK RETAIL







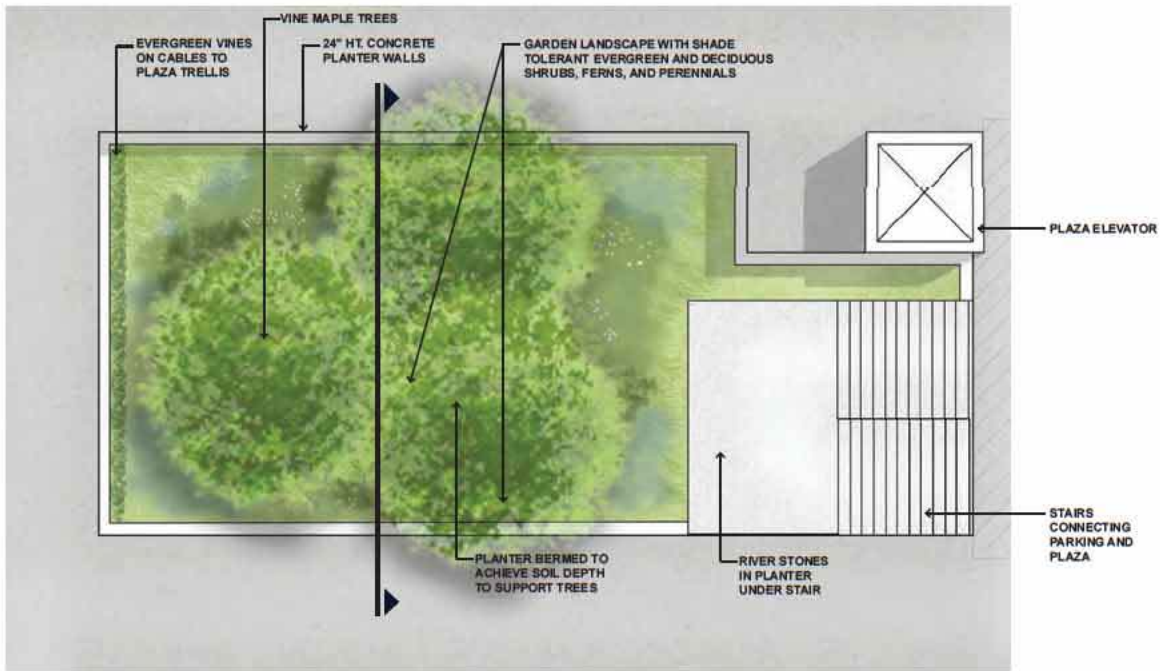
PLAZA - AMELANCHIER



AUTO COURT- GINKGO







SHADE GARDEN



LINEAR SEATING



SIDEWALK RETAIL

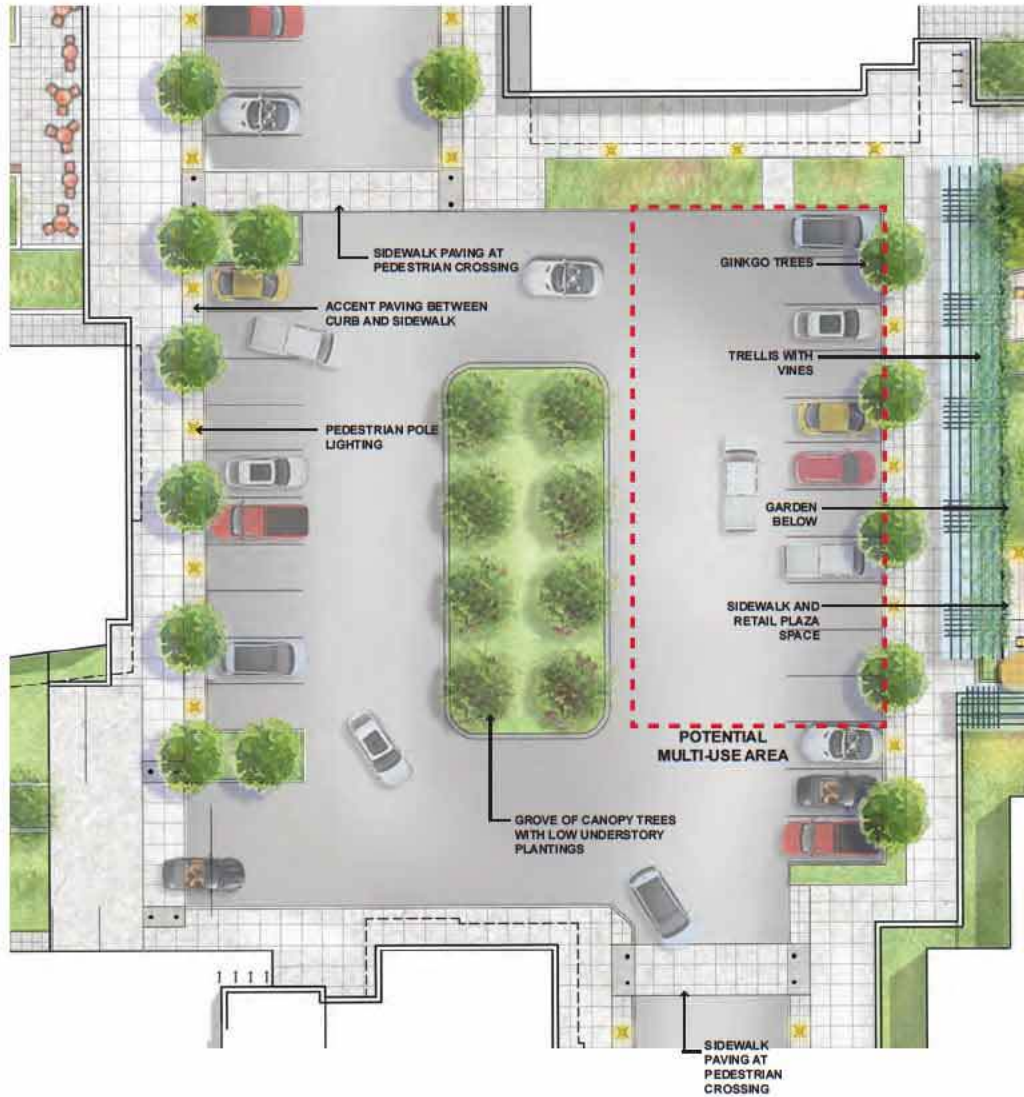


SECTION AT GARDEN













SIDEWALK TREES - GINKGO



AUTO COURT- FLOWERING CHERRIES



## FLY-AROUND LOW ANIMATION



## Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA





## APPENDIX

PROJECT INFORMATION

SITE ADDRESS:	12040 NE 85th Street Kirkland, WA 98033
PARCEL NUMBERS:	1238500110 1238500115 1238500125 1238500135 1238500140
LOT AREA:	300,500 SF
ZONING:	RH 3 (Rose Hill Business District)
OVERLAY DISTRICT:	85th Sub-Area Plan
LOT COVERAGE:	Actual: 91% Required: 80% (Proposed Zoning Amendment for 100%)
CURRENT USES:	Mixed Retail Food Service Residential Surface Parking
BLDG. MAX. HEIGHT:	Actual: 73'-0" Required:67'-0" (Proposed Zoning Amendment for 75'-0")

PROJECT TEAM

DEVELOPER Madison Development Group, LLC Jim Gallagher 141 Front Street North Issaquah, WA 98027 425.889 9500	ARCHITECT MG2 Gabriel Reed 1101 Second Ave, Suite 100 Seattle, WA 98101 206.962.6839
CIV L ENG NEER Barghausen Consulting Engineers, Inc Daniel Balmelli 18215 72nd Avenue South Kent, WA 98032 425.251.6222	LANDSCAPE ARCHITECT Brumbaugh & Associates Kristen Lundquist 600 North 85th Street, Suite 102 Seattle, WA 98103 206.297.4430
TRANSPORTATION ENGINEER Transportation Engineering NorthWest Jeff Haynie 11400 SE 8th Street, Suite 200 Bellevue, WA 98004 425.250 5001	
MEP WSP USA 999 3rd Ave #3200 Seattle, WA 98104	
VERTICAL TRANSPORTATION Lerch Bates, Inc Carl Cary 19515 North Creek Parkway #304 Bothell, WA 98011 425.205 2205	



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04	PROJECT CALCULATIONS

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07	RESIDENTIAL PLAZA PLAN
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09	LEVEL P1 - FLOOR PLAN
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37	BU LDING C - PERSPECTIVE ELEVATIONS

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39	BU LDING D - PERSPECTIVE ELEVATIONS
40	BU LDING D - PERSPECTIVE ELEVATIONS
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GROSS FLOOR AREA SUMMARY	
SITE AREA	300,500 SF
GROSS FLOOR AREA (LEVEL 1 & ABOVE)	
RESIDENTIAL (4 BUILDINGS)	658,700 SF
COMMERCIAL	102,600 SF
PARKING/BOH	39,000 SF
TOTAL GFA (LEVEL 1 & ABOVE)	800,300 SF
GROSS FLOOR AREA (BELOW LEVEL 1)	
RESIDENTIAL	0 SF
COMMERCIAL	94,000 SF
PARKING/BOH	414,000 SF
TOTAL GFA (BELOW LEVEL 1)	508,000 SF
TOTAL GFA	1,308,300 SF
PARKING COUNTS	
ABOVE GRADE (LEVEL 1)	64
BELOW GRADE (LEVEL P1-P2)	903
TOTAL PARKING COUNT	967

DEVELOPMENT SUMMARY - BY BUILDING					
BUILDING	RESIDENTIAL (SF)	COMMERCIAL (SF)	PARKING/BOH (SF)	TOTAL GFA (SF)	UNITS
A	242,500	122,000	-	364,500	277
B	124,800	19,800	-	144,600	153
C	105,100	21,000	-	126,100	122
D	186,300	33,800	-	220,100	223
TOTAL	658,700	196,600	453,000	1,308,300	775



# CONCEPTUAL SITE PLAN | 5

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





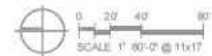
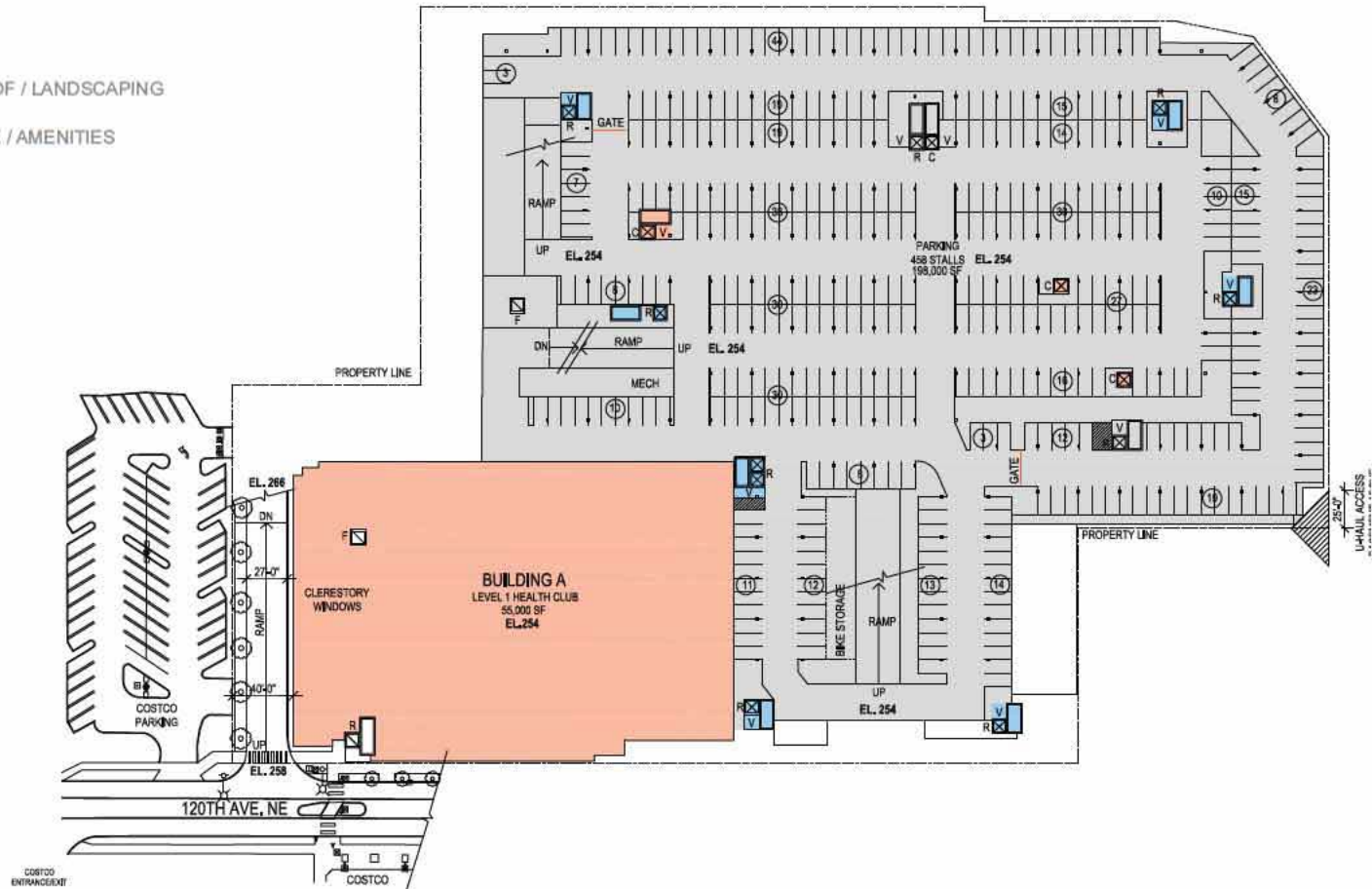






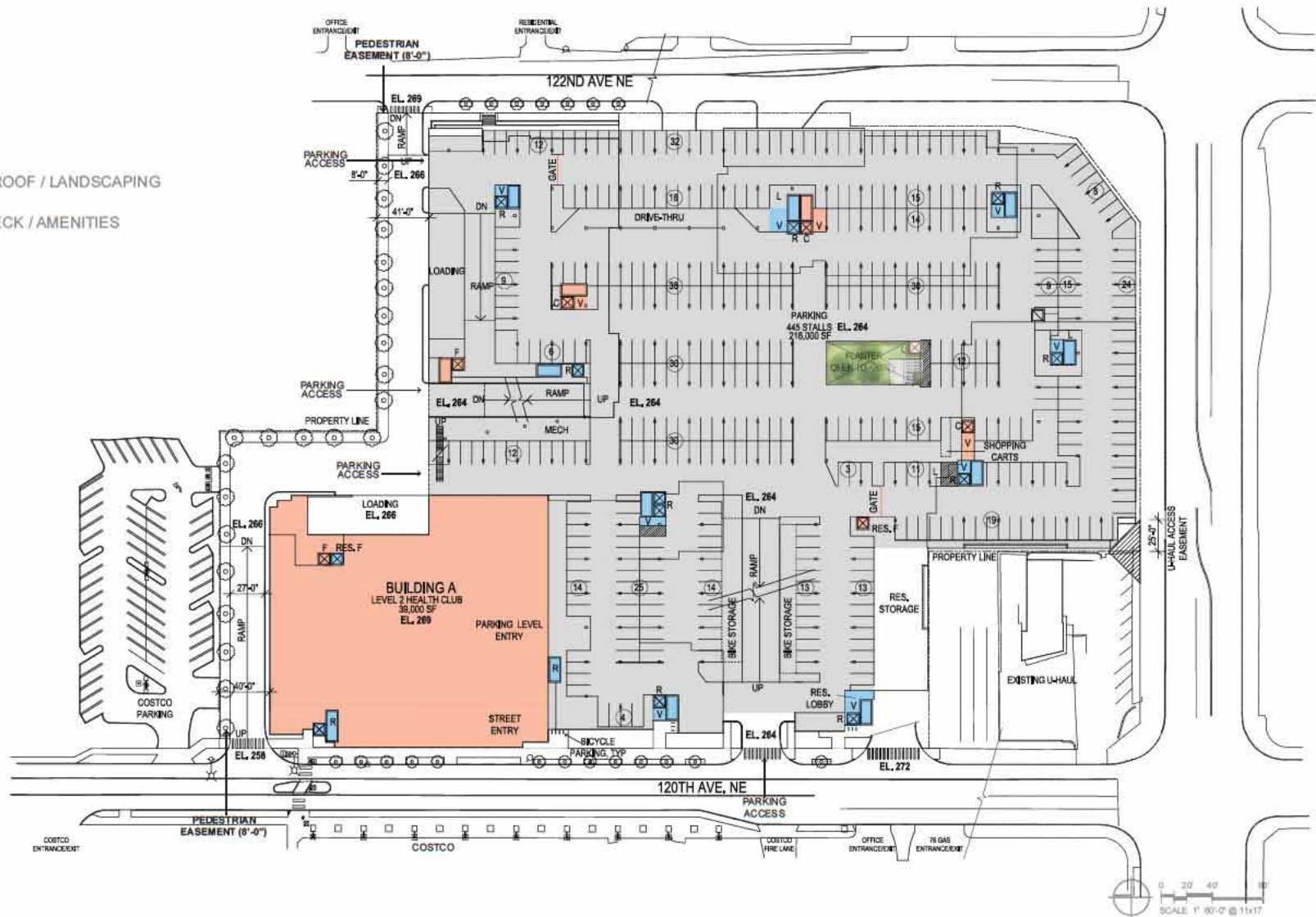
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- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



**KEY**

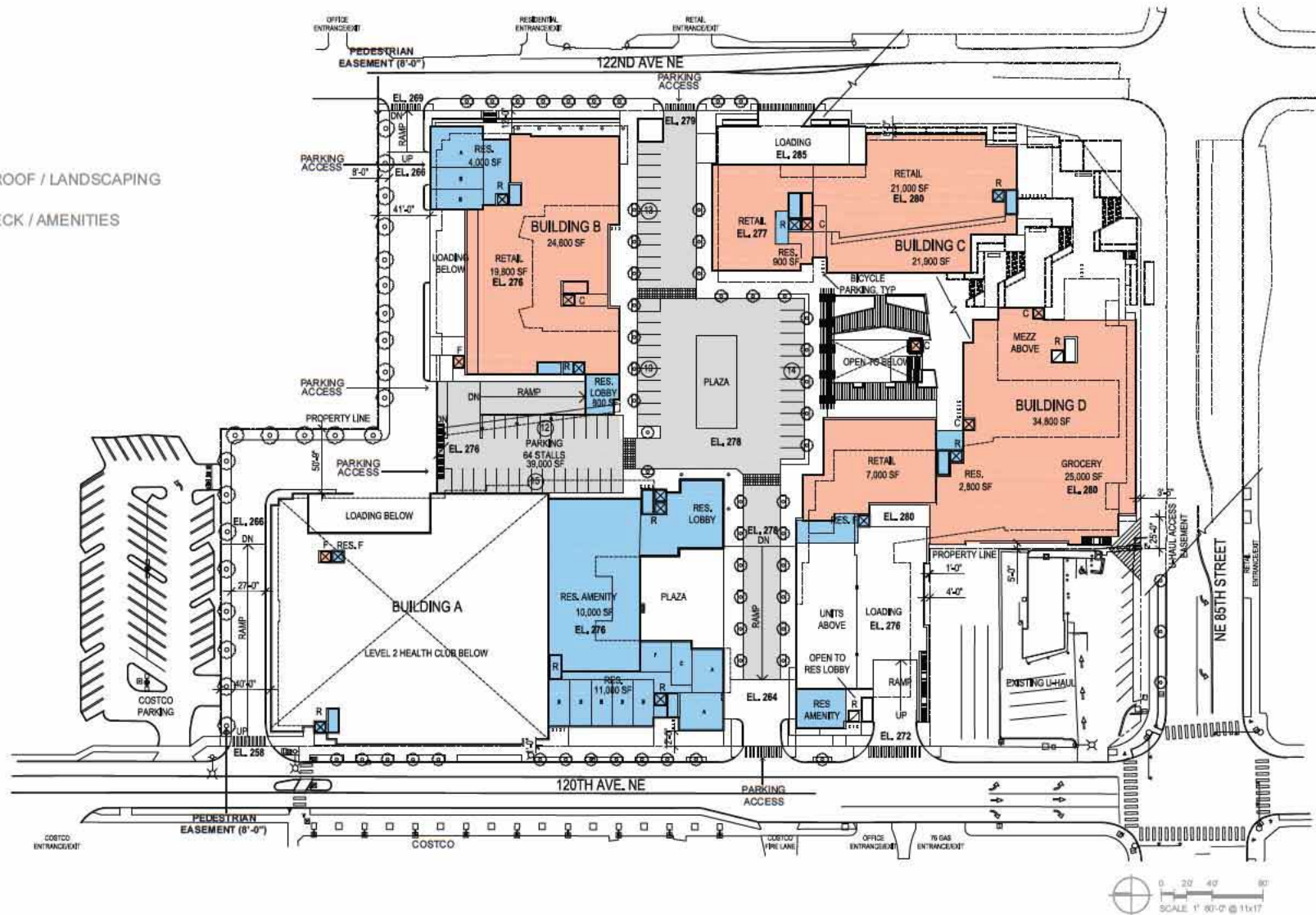
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- PRELIMINARY ROOF DECK / AMENITIES





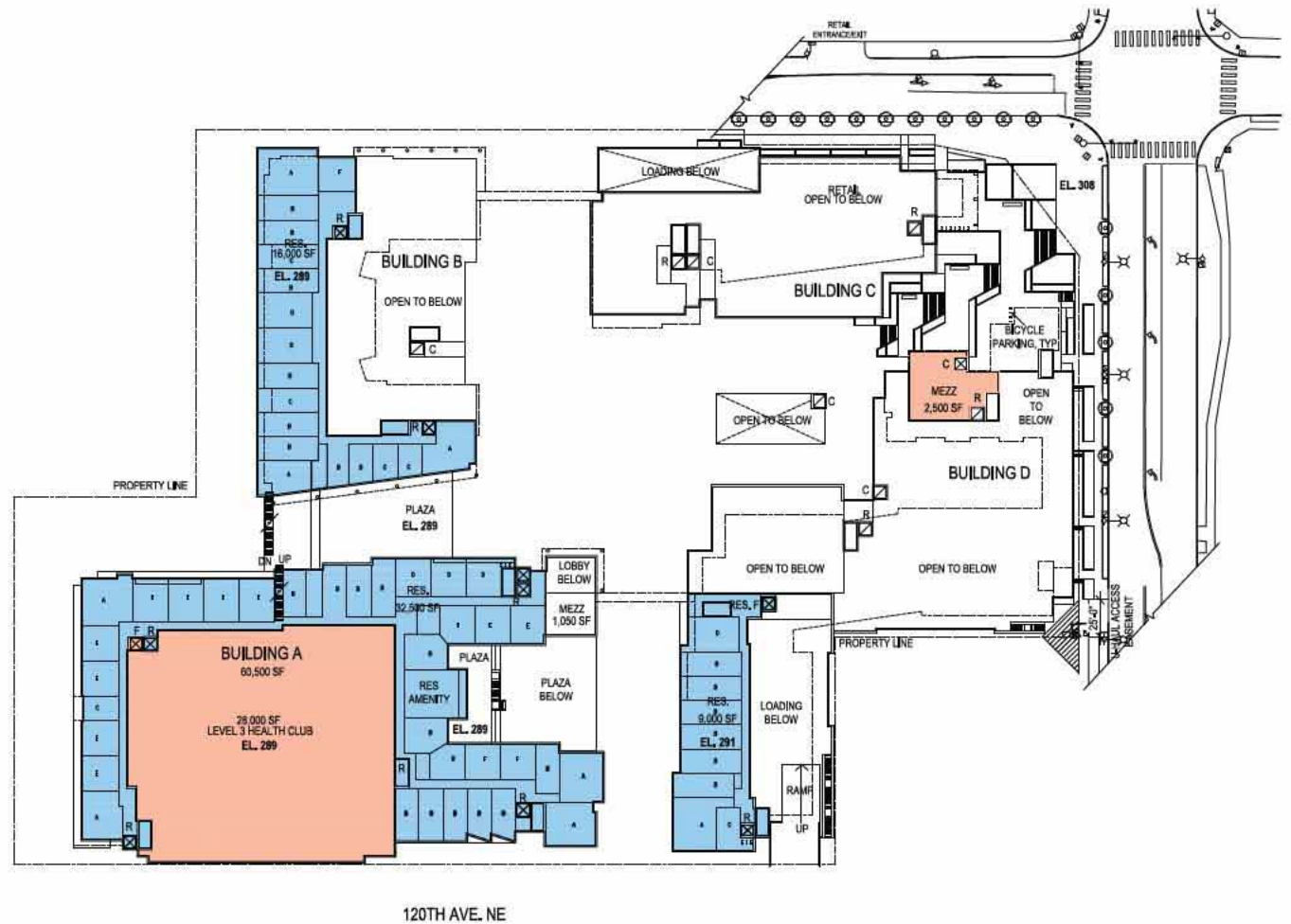
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- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



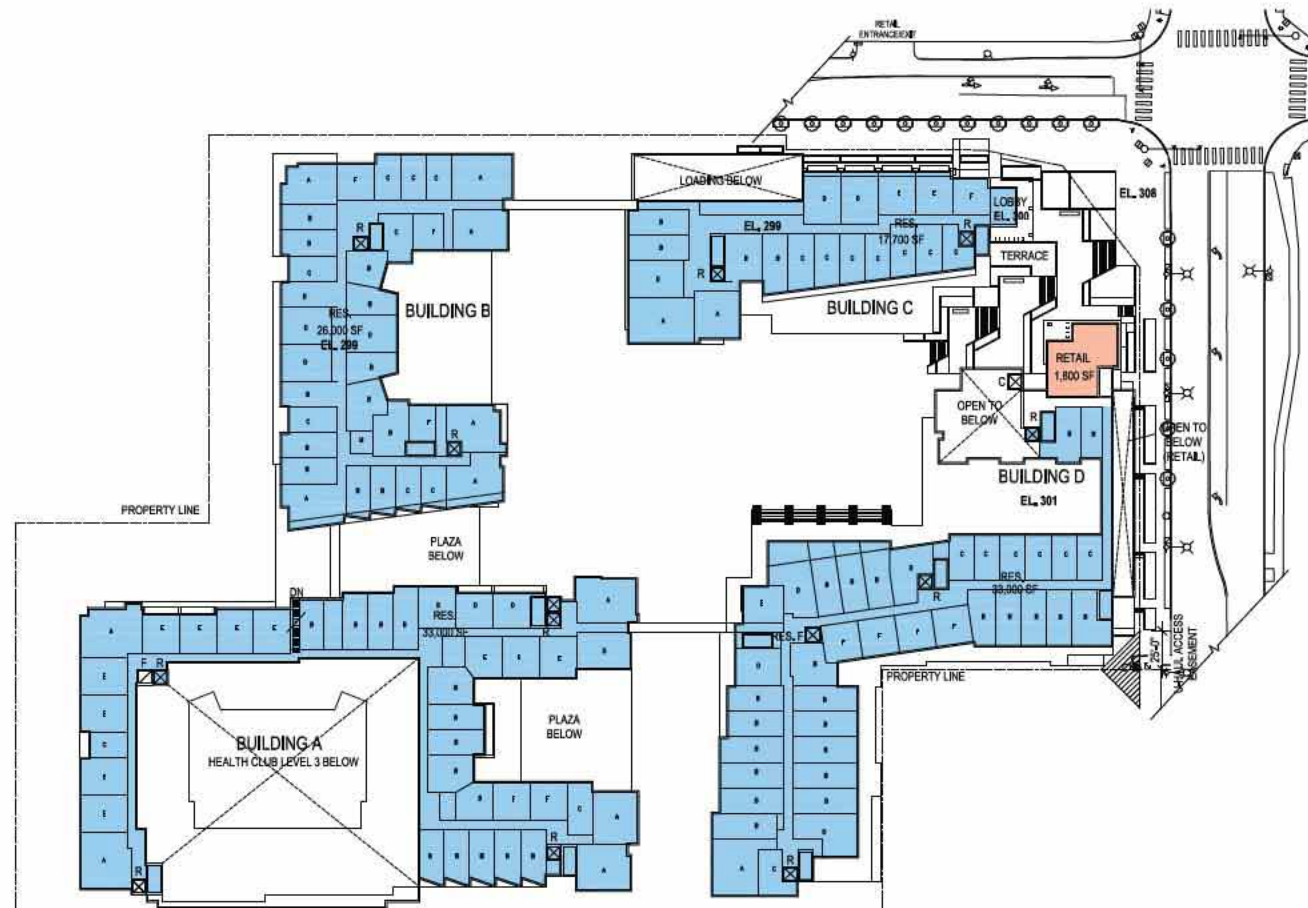
**LEVEL 1.5 - FLOOR PLAN | 11**  
 ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



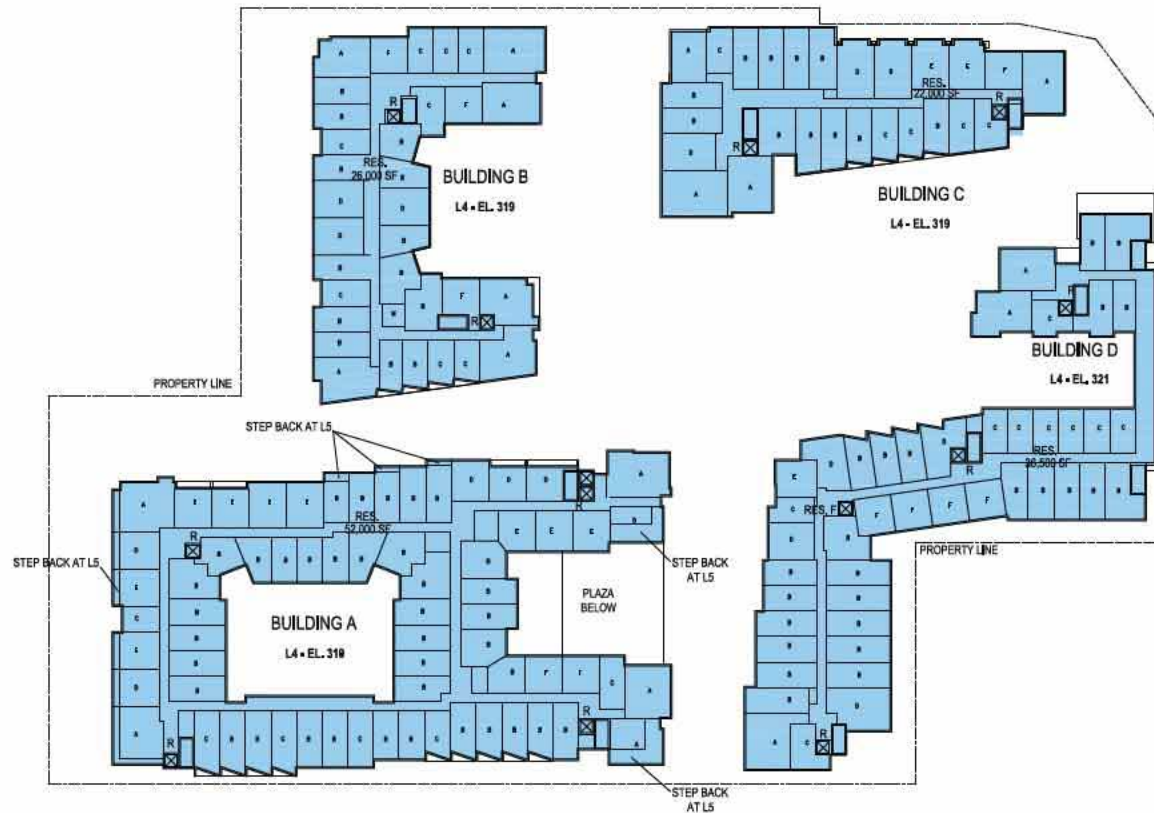
**LEVEL 2 - FLOOR PLAN | 12**

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018



**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



**LEVEL 3-5 - FLOOR PLAN | 13**  
 ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



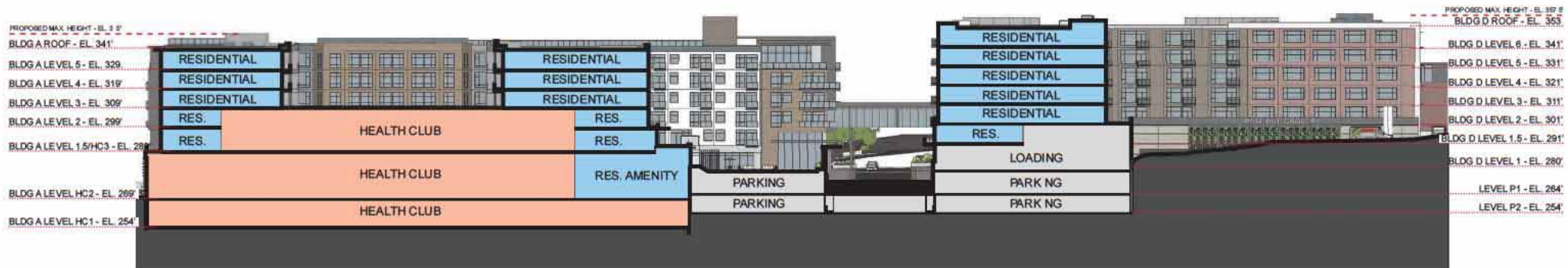








**1** NORTH-SOUTH SECTION AT PLAZA LOOKING EAST

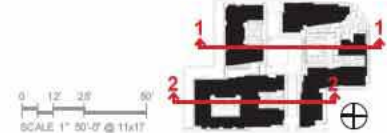


**2** NORTH-SOUTH SECTION AT GYM LOOKING EAST

**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH

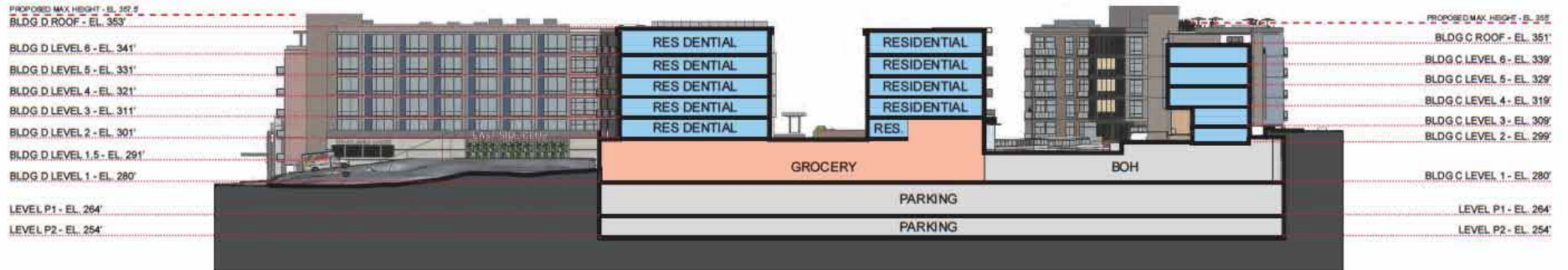
**M**  
MADISON DEVELOPMENT GROUP, LLC



**SITE SECTIONS | 19**

ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018

**MG2**



**3** EAST-WEST SECTION AT PEDESTRIAN PLAZA LOOKING NORTH



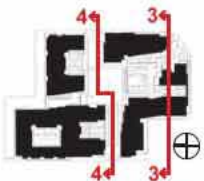
**4** EAST-WEST SECTION AT AUTOCOURT LOOKING NORTH

**KEY**

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH

**M**  
MADISON DEVELOPMENT GROUP, LLC

0 12' 25' 50'  
SCALE 1" = 50'-0" @ 11x17"



**SITE SECTIONS | 20**

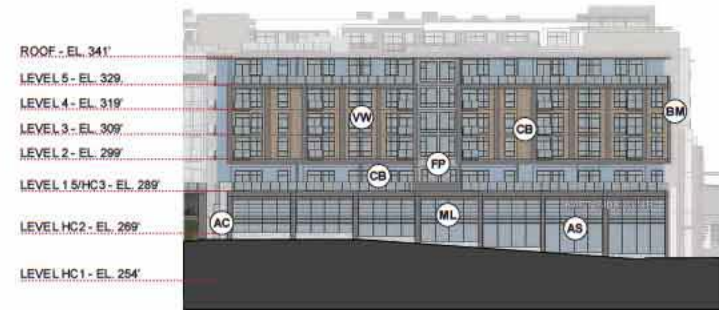
ROSE HILL MIXED-USE | DRC SUBMITTAL #1 | AUGUST 27, 2018

**MG2**





**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION

**MATERIAL KEY**

AC	ARCHITECTURAL CONCRETE	FP	FLAT PANEL SIDING
AS	ALUMINUM STOREFRONT	MB	METAL BALCONIES
AW	ALUMINUM WINDOWS	ML	METAL LOUVERS
BM	BENT METAL	SC	STEEL CANOPIES
BR	BRICK	SS	STANDING SEAM
CB	CEMENT BOARD	VW	VINYL WINDOWS
CM	CORRUGATED METAL	WS	WOOD SOFFIT
CS	CORTEN STEEL		



**4** COURT EAST ELEVATION



**5** COURT WEST ELEVATION



**6** SOUTH ELEVATION

0 12 24 36  
SCALE: 1"=50'-0" @ 11x17





**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION

**MATERIAL KEY**

AC	ARCHITECTURAL CONCRETE	FP	FLAT PANEL SIDING
AS	ALUMINUM STOREFRONT	MB	METAL BALCONIES
AW	ALUMINUM WINDOWS	ML	METAL LOUVERS
BM	BENT METAL	SC	STEEL CANOPIES
BR	BRICK	SS	STANDING SEAM
CB	CEMENT BOARD	VW	VINYL WINDOWS
CM	CORRUGATED METAL	WS	WOOD SOFFIT
CS	CORTEN STEEL		



**4** COURT EAST ELEVATION



**5** COURT WEST ELEVATION



**6** SOUTH ELEVATION



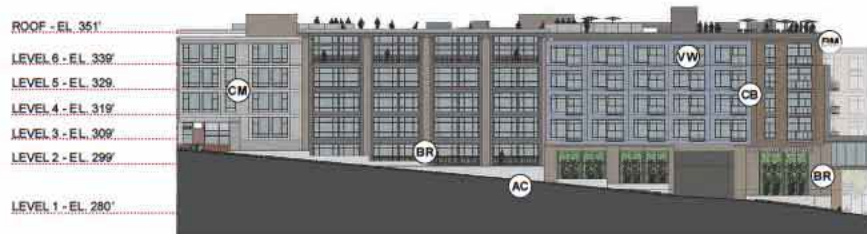




**1** WEST ELEVATION



**2** NORTH ELEVATION



**3** EAST ELEVATION



**4** SOUTH ELEVATION

#### MATERIAL KEY

(AC) ARCHITECTURAL CONCRETE	(FP) FLAT PANEL SIDING
(AS) ALUMINUM STOREFRONT	(MB) METAL BALCONIES
(AW) ALUMINUM WINDOWS	(ML) METAL LOUVERS
(BM) BENT METAL	(SC) STEEL CANOPIES
(BR) BRICK	(SS) STANDING SEAM
(CB) CEMENT BOARD	(VW) VINYL WINDOWS
(CM) CORRUGATED METAL	(WS) WOOD SOFFIT
(CS) CORTEN STEEL	



**BUILDING C - ELEVATIONS | 32**  
ROSE HILL MIXED-USE | DRC SUBMITTAL #2R | OCTOBER 15, 2018





**1** WEST ELEVATION

**2** NORTH ELEVATION



**3** EAST ELEVATION

**4** WEST ELEVATION AT COURTYARD

**5** EAST ELEVATION AT PLAZA TERRACE



**6** SOUTH ELEVATION

**MATERIAL KEY**

- |                             |                        |
|-----------------------------|------------------------|
| (AC) ARCHITECTURAL CONCRETE | (FP) FLAT PANEL SIDING |
| (AS) ALUMINUM STOREFRONT    | (MB) METAL BALCONIES   |
| (AW) ALUMINUM WINDOWS       | (ML) METAL LOUVERS     |
| (BM) BENT METAL             | (SC) STEEL CANOPIES    |
| (BR) BRICK                  | (SS) STANDING SEAM     |
| (CB) CEMENT BOARD           | (VW) VINYL WINDOWS     |
| (CM) CORRUGATED METAL       | (WS) WOOD SOFFIT       |
| (CS) CORTEN STEEL           |                        |

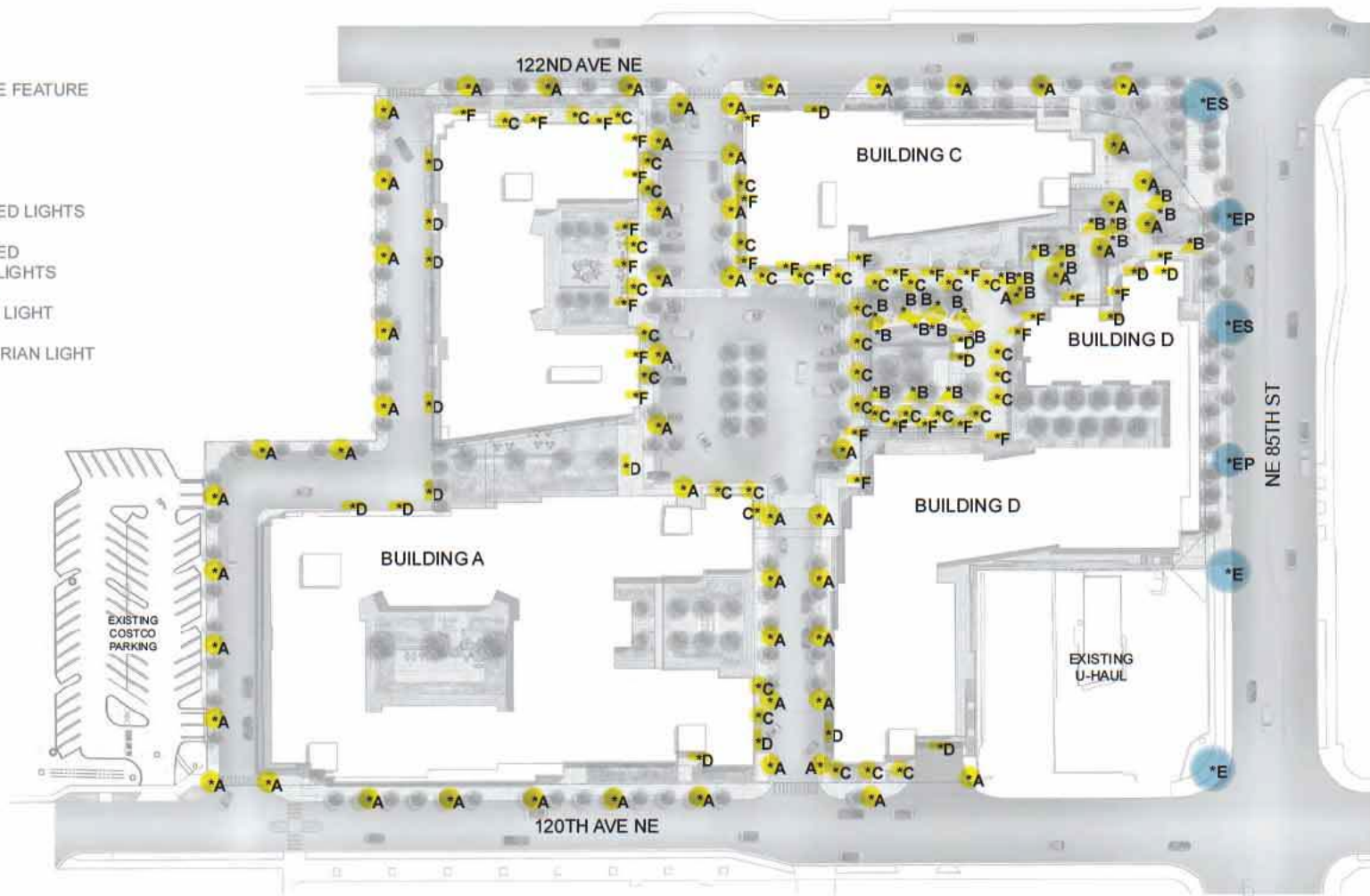
0 12 24 36  
SCALE 1"=30'-0" @ 11x17





# **LIGHTING LEGEND**

- \*A PEDESTRIAN POLE FEATURE
- \*B STAIR LIGHTS
- \*C CANOPY LIGHTS
- \*D BUILDING MOUNTED LIGHTS
- \*F BUILDING MOUNTED ARCHITECTURAL LIGHTS
- \*ES EXISTING STREET LIGHT
- \*EP EXISTING PEDESTRIAN LIGHT

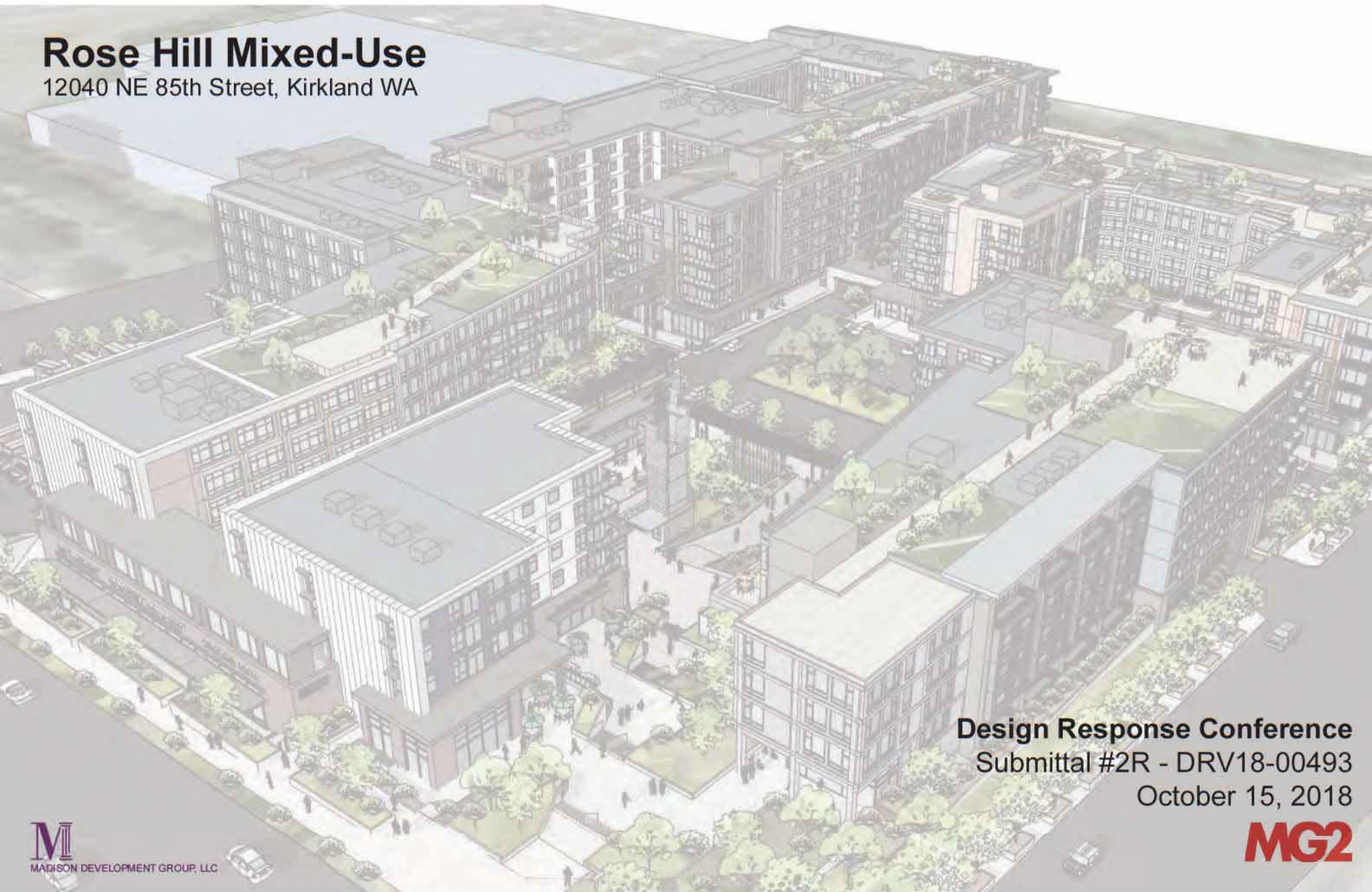






# Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA



**Design Response Conference**

Submittal #2R - DRV18-00493

October 15, 2018

**MG2**





# Rose Hill Mixed-Use

DRV18-00493

DRV18-00493  
ATTACHMENT 3







## **PROJECT TEAM**

**Developer - Madison Development Group, LLC**

**Architect - MG2**

David Hewitt  
Bill Fuller  
Steve Johnson  
Gabriel Reed

**Landscape Architect - Brumbaugh & Associates**

Kristen Lundquist

## **Design Review Conference Goals**

### **DRC Meeting #1 - September 5, 2018**

- Concept Development
- Overall Massing
- Facade Creation
- Public Spaces

### **Future DRC Meeting - TBD**

- Detail Elevations & Articulation
- Building Materials & Colors
- Exterior Lighting
- Landscape Plans and Specifications
- Pedestrian Seating Areas
- Awnings and Weather Protection
- Parking Garage Details





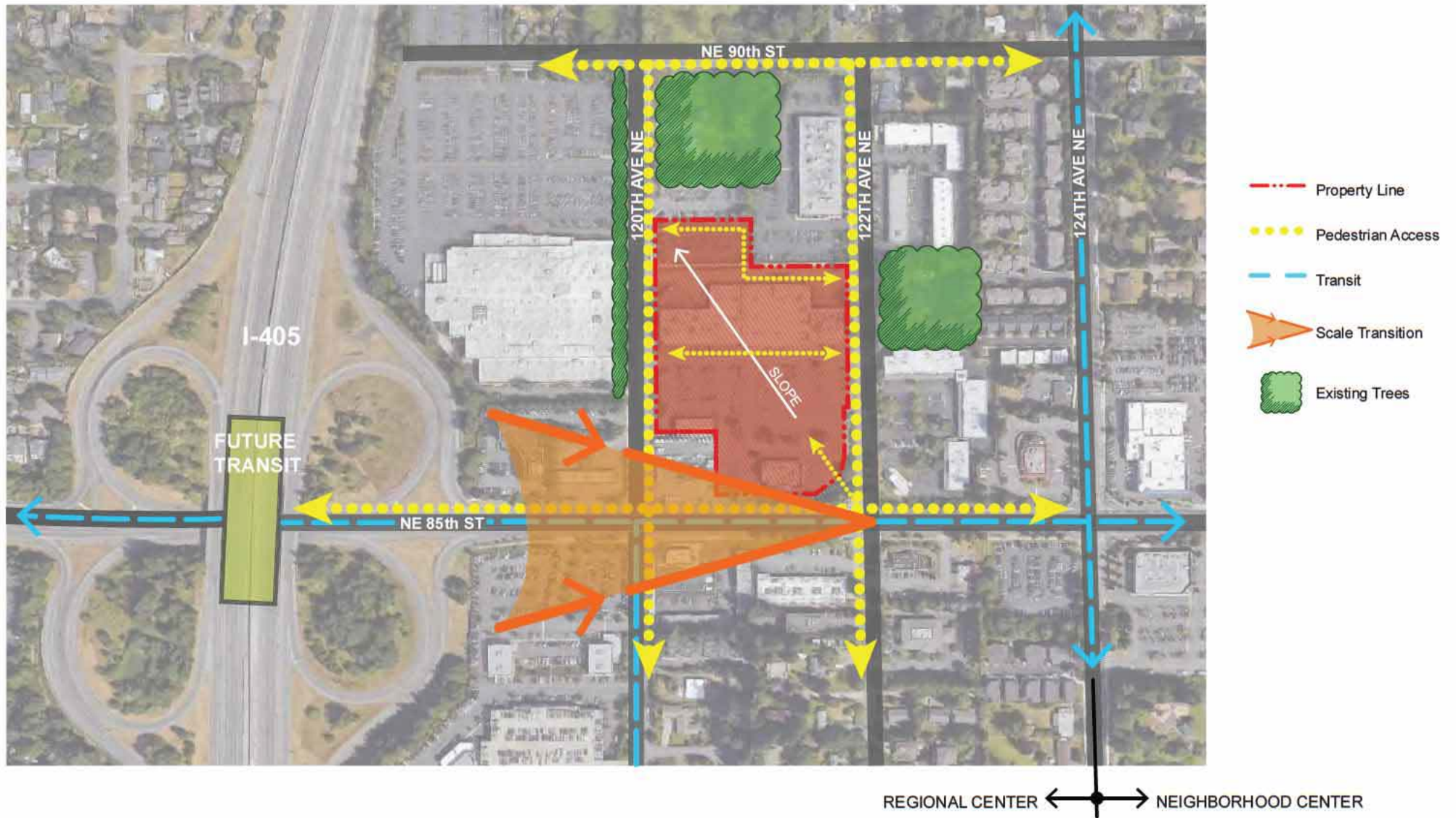
- 1 U-Haul
- 2 Costco
- 3 76 Gas Station
- 4 Avio Office Building
- 5 Arris Building
- 6 Mercury's Coffee
- 7 Rose Hill Plaza
- 8 McDonalds
- 9 Honda of Kirkland
- 10 Taco Time
- 11 Starbucks
- 12 Walgreens
- 13 Safeway
- 14 Lee Johnson Mazda
- 15 Kirkland Retail & Car Center
- 16 Kirkland Court
- 17 Jiffy Lube
- 18 Jonesco Business Park
- 19 Rose Hill Presbyterian Church

#### Transit

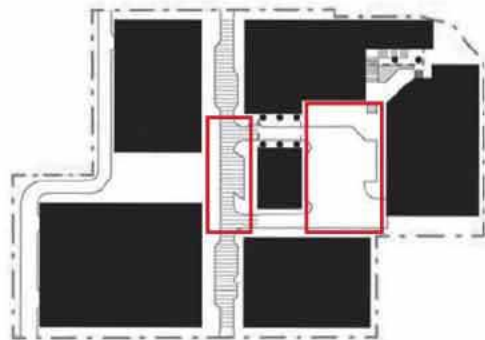
- Future I-405 BRT Station & Interchange
- Kirkland Way Park & Ride
- Transit Network
- Secondary Transit Network
- Bus Stop



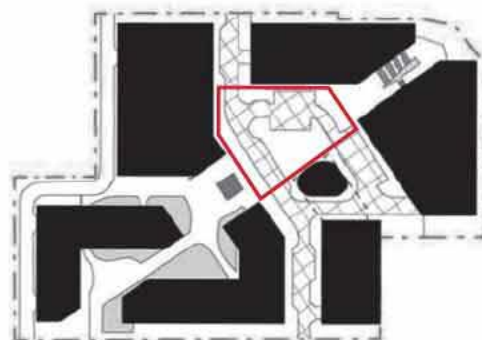








OPTION 1 STREET



OPTION 2 HUB  
CHOSEN CONCEPT

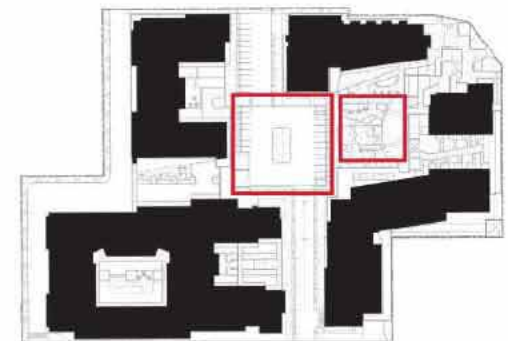


OPTION 3 PIAZZA

## CONCEPTUAL DESIGN CONFERENCE CONCEPTS

### SUMMARY OF CDC COMMENTS

- Height of structure when viewed from the North.
- Interior of plaza should not be complex.
- Food services from grocery could engage 85th, activation is important.
- Entrance to U-Haul should not be too abrupt from 85th.
- Long walls along 120th and 122nd should be modulated.
- Travel through the site should be clear and friendly.
- We are encouraged to have the project face both inward and outward.
- Residential uses at sidewalk should be encouraged along 120th and 122nd.
- Strong interior plaza form is positive.
- Sun exposure to interior spaces is important.



DESIGN REVIEW CONCEPT



